

**COMMISSION CONFERENCE MEETING AGENDA  
MARCH 21, 2006**

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**COMMISSION CONFERENCE MEETING      1:30 P.M.      MARCH 21, 2006**

Present:            Mayor Naugle  
                         Commissioners Hutchinson, Moore, Rodstrom, and Vice Mayor Teel

Absent:            None

Also Present:    City Manager – George Gretsas  
                         City Attorney - Harry A. Stewart  
                         City Clerk       - Jonda K. Joseph  
                         Sergeant At Arms – Sergeant Patrick Hart

**I-A – Citizens Committee of Recognition – 2006 Recommendations**

Birch Willey, Chair Citizens Committee of Recognition, said the Committee's report has been submitted to the Commission. He said the names in the recommendations are significant.

Commissioner Moore entered the meeting at approximately 1:35 p.m.

Mayor Naugle said the names would be announced at the Commission's April 4, 2006 meeting.

**Action:** None Taken.

**I-B – Request of Greater Fort Lauderdale Sister Cities International, Inc. For Funding – 2007 International Conference**

The City Manager said that Martin Kurtz from the Greater Fort Lauderdale Sister Cities International, Inc. is present at today's meeting; they are requesting \$20,000.

Martin Kurtz said they are going to host the 2007 International Conference in Fort Lauderdale which would bring approximately 1,000 individuals from all over the world to the City. This year is their 50<sup>th</sup> anniversary and a celebration would be held later in the year in Washington, D.C. The theme for the conference would be "The Next 50 Years of Sister Cities," and they hope to tie that theme into a sub-theme of Latin American relations. He announced that Ms. Nuccia McCormick is the chair of this function. All Sister Cities around Florida will be invited along with Broward County and Fort Lauderdale to participate in a community wide effort. The Convention and Visitors Bureau has provided great support in securing the bid to hold the conference, and helping with other support services.

Mr. Kurtz said they are requesting \$20,000 from the City for a start-up fund to begin promoting the conference.

Commissioner Moore felt that this is a Convention and Visitors Bureau type of funding. The request should not be made of the City. He questioned the need for funding to promote something for which the destination has already been chosen.

Mr. Kurtz said they are looking for the Convention and Visitors Bureau as well as the County to support. They are going to raise approximately \$250,000 from the community, but a minimum \$500,000 outlay will be needed. He anticipated more than half of the \$500,000 will come from the Bureau. They are asking the City to help them to get it started.

Commissioner Moore asked how the organization arrived at the \$20,000 figure. Mr. Kurtz said they already received the first corporate donation of \$10,000. They estimated the amount to get the promotion moving. Commissioner Moore said that support should first come from the Convention and Visitors Bureau. Sister Cities needs to provide a more definitive response regarding the \$20,000 request.

Vice Mayor Teel asked if this amount was contributed last year. The City Manager said that this amount is a supplement in addition to the normal amount that is budgeted. Last year the organization received \$19,000 from the City, and if the requested amount is approved by the Commission, it would come out of Contingencies. Vice Mayor Teel asked what amount is presently in the Contingencies Fund. Allyson Love, Director of Management and Budget, said there is \$864,000 presently in the Contingency Fund. Vice Mayor Teel agreed with Commissioner Moore. Money should be contributed by the Convention and Visitors Bureau. The City is always asked to donate first, and she would prefer to have that reversed. The Convention Bureau should take the lead. She said that at some point, she would be willing to make a contribution.

Commissioner Moore wanted to know how the \$20,000 figure was determined.

Commissioner Hutchinson asked if the amount is to be used to hire an administrative assistant.

Mr. Kurtz said that an administrative assistant has been hired to specifically work on the conference. They are going to print promotional materials, and a number of things to get the event started, i.e. design of a logo, stationery. They did go to the Convention and Visitors Bureau first to supply services they normally perform, such as providing support with the hotels, transportation, and services in other areas for which an agreement will be entered into. The Sister Cities International based in Washington is also going to provide support in certain areas. They are asking the City to help with the part that the Fort Lauderdale Sister Cities has to do itself.

Chair Nuccia McCormick said this is a huge undertaking, some 2,000 people from all over the globe. They want the conference to be a success. She urged the Commission to assist them. They are doing this for the benefit of the City.

Commissioner Hutchinson asked if a budget for the event could be provided to the Commission at the next meeting, showing how the \$20,000 falls into place.

**Action:** Commission requested Sister Cities submit a detailed budget for the Commission to consider and the item be brought back at the next Commission meeting.

### **I-C – City-Wide Parks Impact Fee Study**

Mayor Naugle said that this is not a new fee; it is updating the impact fee that exists and which was adopted in the 1980's. The existing fee uses a land cost assumption that was

very low at that time. The fee needs to be updated so that the City could actually purchase property for parks. This is why the study was conducted. A policy should be set to review this fee every few years.

Commissioner Moore left the meeting at approximately 1:48 p.m.

Phil Thornburg, Director of Parks and Recreation, said the fee does need to be updated and should be done probably every 3-5 years. This matter was first brought to the Commission in December of last year. They were requested to make a presentation to the Downtown Development Authority (DDA) and the Parks, Recreation & Beach Advisory Board, which has been done. Now they are presenting three items to the Commission for their direction.

Commissioner Moore returned to the meeting at approximately 1:50 p.m.

Mr. Thornburg said the three items to be reviewed are the methodology of the assessment, the fee level, and the effective date. In regard to the methodology, there are three options. One is the single-family, multi-family, and hotel/motel unit option; the single-fee option - residential use and hotel/motel, and the unit size option. They attempted to break down what the maximum allowable fee would be charged. He said regarding the effective date, if approved today, they will prepare an ordinance for the Planning and Zoning Board to receive in April, and present it to the Commission in May.

Commissioner Moore asked for further clarification of Table 2 on page 6. Mr. Jim Duncan, Consultant, explained it.

In response to the City Manager, Mr. Duncan noted that the unit option is the most stable, oldest, and most prominent.

Commissioner Moore asked what the Parks Department feels is the City's need. Mr. Thornburg said of today there is no need, but as additional people move into the City, a need would be created. The need would be additional land or additional facilities.

The City Manager said staff is going to return to the Commission with a Parks Master Plan for the future.

Commissioner Moore asked if the amount of the impact fee could be increased or decreased as needed. Mr. Duncan said the amount could be decreased based on the current study, but another study would have to be done to show higher costs in order to increase the fee. The fee could begin at 50% of what this study shows and then phased in over time.

Mayor Naugle said it was his understanding that the Parks Recreation & Beaches Advisory Board recommended the unit-size approach. Commissioner Hutchinson also noted the Board's recommendation of a phase-in approach over three years. Mr. Thornburg confirmed that as correct.

Commissioner Moore asked if the DDA proposed to have the park impacts near the development of the impact.

Chris Wren, representing the DDA, said there was discussion that there could be geographic districts. The Board of Directors met regarding this issue in February, and felt that the money should be reinvested where it is generated.

Mr. Wren said that a memorandum was delivered to the City regarding various issues of the DDA. One matter addressed was there not being a need today for new impact fees, a way should be devised that such population is comprised of totally new residents to the City, not existing residents moving from one residence to another. The impact fee should not exacerbate the issue of workforce housing therefore a mechanism should be put in place so such housing costs would not increase. A level of service four appeared to be used by the Consultant that is higher than the Comprehensive Plan level of service three. They questioned why it was increased for new residents. It appears they are attempting to capture funds from the residential renaissance, but the City needs to determine what is to be built before deciding how much money is needed. It appears the population projections used were the future population of 120,000, but workforce housing future population projections are different, and it is different than what the County is indicating. A singular population projection should be used throughout.

Elizabeth Hayes of the Parks Recreation & Beaches Advisory Board said that some of the board members considered beginning at about 33% and then rising in thirds over a three-year period. The vote did recommend 50%, 75% and 100%. There was considerable discussion by the Board.

Commissioner Moore asked if this would open the door to change the wording of the entire park impact fee, and if a caveat could be included in the ordinance that would reduce the amount of a park impact fee where there is an inclusive workforce housing proposal by a developer. The City Attorney said the short answer is no.

Mayor Naugle said impact fees have to be assessed on all properties because a fee could not be waived. Every time something is changed it makes it easier to challenge. However, the fee could be paid from a trust fund or other type of fund.

Commissioner Moore asked if it would be an admissible expense if attainable housing trust funds are used for park impact fees.

The City Attorney said it is a public purpose to provide for attainable housing, and if a fund is created for the payment to further an affordable housing program by paying costs to defray housing costs, then it could be done.

Vice Mayor Teel asked if anything like this has been done in other cities. Mr. Duncan replied yes, said such things are becoming more prominent. The City of Orlando has an example of this, along with Orange County. The monies have to come from non-impact fee revenues, such as the General Fund. There is precedent as long as it is within the policy of the Commission and it is not impact fees.

Vice Mayor Teel asked if this would be included in the ordinance, or would it be in a separate instrument that could be adjusted in the future.

The City Attorney said this does not have to be included in the ordinance in order to have the fee deferred or defrayed from a separate fund. Application could be made for

other funds which would be covered by a different ordinance. At the time of application, the City would decide whether they qualify to pay from whatever program is established.

Vice Mayor Teel concluded, for example, a developer could make application for the six affordable of his total 200 units.

Mayor Naugle said it appears there is a consensus to do this on the unit-size basis, but the question remaining is what percentage should be enacted. He said that determination could be decided, along with the effective date, during the public hearing. The City Attorney concurred. He indicated that a recommendation on those points would be included in the ordinance.

Commissioner Hutchinson asked why the level of service has been set out at three.

Mr. Duncan said impact fee studies are based on the current level of service in order to avoid the issue of deficiencies. He said they dropped the fee calculations down to the adopted level of service. A higher figure could have been used, but they felt the \$5,000 figure was a well-rounded one and the City has the unique situation of having an adopted lower level of service than the existing level of service. The fee is based on a lower level of service than the City's existing level of service.

Vice Mayor Teel asked about timing regarding the Parks Master Plan. Mr. Thornburg said the RFP has been prepared and it is being reviewed now. Vice Mayor Teel asked if the plan would encompass future needs. Mr. Thornburg confirmed yes and said it would be all encompassing.

Vice Mayor Teel was concerned about the level of service being recommended. Mr. Thornburg said the level of service is on the acreage. Mr. Thornburg said staff is not looking at this very aggressively. He recommended they move forward and then review the Comprehensive Plan and update level of service as needed. Then, they could readdress the service issue again.

Commissioner Moore supported the ordinance and the unit-size option. He wanted to capture the proposed 3,000 units so they could push for the additional 10,000 units. He would like to see this adopted, but was concerned about the Master Plan. If they are going to the maximum for this opportunity, then a Master Plan needs to be in place so that everyone involved would understand what they are striving toward. He wanted to start at the bottom.

Commissioner Rodstrom asked if the fees previously were done according to platting, but now they are going to be by permitting. The matter has not been addressed for thirty years, and therefore, it is more of a catch-up situation. She felt it should be reviewed every 3-5 years, and she is in favor of the 100%, but was not sure that the money should just be spent where it is collected.

Commissioner Moore agreed with Commissioner Rodstrom about the money being just spent where it is collected.

Mayor Naugle said the matter would be brought forward for first reading, and the ordinance would be based on unit size. The percentage would remain open, along with the effective date, and further discussion would take place.

Mr. Thornburg asked if a percentage should be listed when this is presented to the Planning and Zoning Board. The City Attorney suggested that a number be included so the ordinance would be complete.

Commissioner Hutchinson suggested using the higher fees included in the backup.

Commissioner Moore said if the Planning and Zoning Board approves the maximum included in the ordinance, he did not want the Commission to feel that is a consensus to move forward with the maximum. The maximum should be used so they could work their way down.

Mayor Naugle felt the maximum is the minimum because it gets them to service level three. The City is presently at service level 4.4. This is being based on the assumption they are going to have 3 acres per 1,000 instead of the level of service stated goal, and not what it actually is at this time.

Commissioner Moore was concerned about that point. Mayor Naugle noted it could always be reduced once it is adopted.

Commissioner Hutchinson pointed out the money could not be used towards maintenance and things have to be maintained, which is a worry.

**Action:** The fee should be based on unit size, 100% with an effective date as soon as possible. First reading consideration is anticipated for May 2, 2006.

#### **II-A – Water Main Tie-In – Emergency Purchase NE 56 Street/Andrews Avenue**

**Action:** None Taken.

#### **II-B – Large User Wastewater Agreements – Contractual Compliance Report Year Ended September 30, 2005**

**Action:** None Taken.

#### **II-C – Comprehensive Annual Financial Report Year Ended September 30, 2005**

**Action:** None Taken.

#### **III – B – Advisory Board and Committee Vacancies**

##### Audit Committee

**Action:** Deferred.

##### Beach Redevelopment Advisory Board

**Action:** Deferred.

##### Board of Adjustment

**Action:** Deferred

Cemeteries Advisory Board

**Action:** Deferred.

Charter Revision Board

**Action:** Deferred

Civil Service Board

**Action:** Deferred

Community Appearance Advisory Board

**Action:** Deferred.

Community Services Board

**Action:** Deferred.

Education Advisory Board

Vice Mayor Teel recommended Janice Olson for appointment to the Education Advisory Board.

Commissioner Hutchinson recommended Brian Dassler and Judy Zinn for reappointment to the Education Advisory Board.

**Action:** Formal Action To Be Taken at Regular Meeting.

Fire-Rescue Facilities Bond Issue Blue Ribbon

**Action:** Deferred

Historic Preservation Advisory Board

**Action:** Deferred.

Marine Advisory Board

Vice Mayor Teel recommended Michael G. Widoff for appointment to the Marine Advisory Board.

Commissioner Hutchinson recommended Randolph Adams, John Baker, and Richard Duncan for reappointment to the Marine Advisory Board.

Northwest-Progresso-Flagler-Heights Redevelopment Board

**Action:** Deferred.



**IV-A – Proposed Lien Settlements – Special Magistrate & Code Enforcement Board Cases**

Vice Mayor Teel questioned Item 3, 5640 N. Federal Highway, and asked if the property owner has agreed to the \$113,000. Assistant City Manager Scott indicated that the owner has agreed to that amount.

**Action:** Approved recommendations as submitted.

**V – City Manager Reports**

The City Manager said noted that Spring break is half way through. Interdepartmental cooperation has been excellent this year. He complimented City staff for their hard work.

Commissioner Moore asked if the increase of personnel on the beach has caused a reduced level of service in other areas. The City Manager said extra money had been added in the budget to anticipate this increase.

Bruce Roberts, Chief of Police, said that budgeted overtime is being used; it is not impacting other areas of the City.

The City Manager said the costs were anticipated in the budget. He offered to furnish that information to the Commission.

In response to Commissioner Moore Otis Latin, Chief of Fire-Rescue, said there has been no impact other than the life guards that are a yearly item.

In response to Commissioner Moore, Phil Thornburg, Director of Parks and Recreation, said there are some additional overtime monies being spent, but there has been no reduction in service throughout the City.

**IV – Commission Reports****Police Department Staffing Study by Safir Rosetti**

Commissioner Moore wanted a discussion of the Police Chief at a future Commission meeting. He referred to the report issued in connection with the evaluation of that department. There was never a public discussion on the report. Mayor Naugle asked if he was speaking about a report on public safety. Commissioner Moore was interested in the \*Safir Rosetti study as a conference item.

The City Manager said an update on the Police Department can be provided, but a public evaluation of the Police Chief would be objectionable.

Commissioner Moore said he was only referring to the study.

**South Middle River Civic Association (SMRCA) Projects**

Commissioner Rodstrom said she has been working with SMRCA regarding redevelopment projects and would bring more to the table at the next meeting.

Non-City employee access to City computers, documents and telephones

Commissioner Rodstrom said it is her privilege to be working with this Commission. She said she has inherited some problems. She wants to finish some things started by Commissioner Trantalis.

Commissioner Rodstrom was concerned with individuals who are not City employees or government officials having access to City computers, phones, and documents. She did not feel that it is appropriate and did not approve of that activity.

Noise near Entertainment District

Vice Mayor Teel praised the Police Department and the Galt Ocean Mile newsletter regarding noise issues. The newsletter indicated that the City kept its promise on this topic. The newsletter also included a glowing article about Assistant City Manager Kathleen Gunn. She thanked staff.

Mayor Naugle received complaints regarding noise at condominiums near the entertainment district. He noted the concept of the entertainment district was an area away from residences where businesses could stay open later. Residences sprung up around the entertainment district. During the cooler months when people open their windows, complaints increase. This could become a real controversy in the future.

There being no further business to come before the Commission, the meeting is adjourned at approximately 2:30 p.m.