

MAYOR/COMMISSION WORK SESSION

June 9, 2008

Commission Chambers – 10:03 a.m.

Present: Mayor Frankel, Commissioners Douglas, Moss, Muoio and Robinson Jr., City Administrator Mitchell, City Attorney McKenna and City Clerk Kauthen.

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| <p>1.</p> | <p><u>Quantum Foundation Presentation: Community Betterment Grants for West Palm Beach</u> – Quantum Foundation President Paul Gionfriddo [a] stated the Quantum Foundation wishes to invest in blighted neighborhood through a neighborhood improvement initiative; [b] spoke of how non-profit organizations and government agencies can apply for grants through his foundation; [c] stated that all types of grants would be considered as long as they were for a non-profit or government agency; and [d] expressed interest in providing funds for a community gardens. Commissioner Muoio inquired into the [a] grant process procedures; and [b] different grants that would be available. Commissioner Douglas stated she would be interested in working with the Quantum Foundation in order to create community gardens. The Mayor directed City Administrator Mitchell to have staff from the CRA, Youth Empowerment Centers, the Parks and Recreation Department, the Planning Department and the Housing and Community Development Department to brain storm ideas to obtain grants from the Quantum Foundation.</p> |
| <p>2.</p> | <p><u>Invitation to Negotiate (ITN) Western Land Sales Presentation</u> – Finance Director Sherman [a] stated that the ITN is ready to be released for the Western Land sales; [b] stated that the original program for the Haverhill Park site was meant to have a park component on the site; and [c] inquired if the Commission would like there to be parks included or excluded in the ITN. Commissioner Muoio [a] expressed her opinion that a park is needed for the western communities; and [b] stated that she would like to maintain the park idea and expand on it. Commissioner Robinson [a] expressed his opinion that a park</p> |

	<p>should be mandatory; [b] stated that whoever buys the lot should collaborate with the City and County to create a park; [c] stated that the commercial elements of the lot should be looked into due to a possible conflict with South Wind Plaza; and [d] stated that there could be an opportunity to build some affordable housing on the site. The Mayor [a] expressed her opinion that no designated park space should be given up by the City; [b] expressed her opinion that there should be no more residential building in the Western Communities; and [c] stated that if the land is to be sold the proceeds should go towards exciting neighborhood projects and not to build a new park. It was the consensus of the Commission to sell the land and preserve the park space.</p>
3.	<p><u>Western Northlake Corridor Amendments</u> – Senior Planner Hansen stated [a] that the County is currently processing a two line amendment along the Western Northlake corridor; [b] that the City, Palm Beach Gardens and the County signed an Interlocal Agreement stating that any changes to the Western Northlake corridor must be planned jointly; [c] that some level of non-residential development would be appropriate along the corridor; [d] a letter will be sent to the County stating that the Western Northlake corridor study is still valid; [e] that two developers have proposed two projects in the area which a traffic study indicated could create potential problems; [f] that it is complicated to create a comprehensive update due to large parcels outside of the corridor potentially impacting the corridor. Commissioner Muoio [a] inquired into ways to encourage the County to have a long range plan for the corridor; and [b] stated that a vision would be helpful for the corridor.</p>
4.	<p><u>Olive Avenue One Way</u> – Commissioner Muoio stated that [a] she has been contacted by the Esperante building Property Manager Michele Pellico over the unintended consequences of Olive Avenue being turned into a one way street; and [b] the road change has cause significant problems due to people</p>

	<p>cutting through the parking breezeway of the Esperante building. Michele Pellico property manager for the Esperante building spoke of the unintended consequences of Olive Avenue being turned into a one way street. The Mayor [a] directed Traffic Engineer Collins to look at the issue again to try to find a solution; [b] directed Traffic Engineer Collins to speak with the administration of the Phillips Point building to put signage up in their garages directing traffic to go South; [c] stated that the City would inform Phillips Point of stricter traffic enforcement. Commissioner Douglas suggested that the drop-off lane for Two City Plaza could be used for both One and Two City Plaza.</p>
5.	<p><u>Quiet Zone (Train) Discussion and Presentation</u> – Heinrich “Rick” Rose [a] stated that the public needs to be informed of the dangers and legal ramifications of trespassing on the railway tracks; [b] suggested installing new signage especially in quiet zones; [c] suggested adding fences stopping people from entering the tracks; [d] suggested having the Police Department ticket trespassers; [e] stated the South Florida Regional Transportation Authority will be working with State Representative Taylor to propose an increase in penalties for trespassing; [f] suggested that the City should appoint a Train Safety Liaison Officer and stated that he would be willing to take the position; and [g] stated he would like the City to insert an announcement in the utilities bill and also on Channel 18 regarding the dangers of trespassing on the train tracks. The Mayor [a] stated that Mr. Rose could have the volunteer position of Train Safety Liaison; [b] suggested Mr. Rose contact Public Information Officer Robbins; and [b] stated that the wall being built around Pleasant City should help with discouraging people from trespassing on the tracks in that area.</p>
6.	<p><u>Update on Roof Rehabilitation</u> – The Mayor suggested Housing and Community Development Director Johnson mail applications for the Roof Rehabilitation program to owners of properties that still have blue roofs.</p>

7.	<p><u>Community Link</u> – City Attorney McKenna [a] stated that the City currently does not allow day labor centers to operate, however the City does allow for community service centers; [b] stated that a possible way to incorporate the center would be to amend the BMUD rules to allow a community service center that has a day labor component, provided that the center gets a Class A Special Use Permit with protections which would give reassurance to the residents; [c] stated that the center could try to initiate a code change; [d] stated that if the BMUD regulations are changed it wouldn't be for a single project but would be for all commercial areas; and [e] stated that the City could create a criteria where applicants would have to demonstrate that there would be no impact on residents. Planning Director Wu suggested bringing the two proposals to the community. Commissioner Douglas stated that delaying the day labor center impedes with the revitalization of the Northwood corridor. It was the consensus of the Commission to have a community meeting on the issue.</p>
8.	<p><u>Community Garden</u> – Commissioner Douglas stated that [a] several owners of vacant lots have expressed interest in allowing their land to be used as a community garden until the land is developed; [b] the owners are willing to incur the irrigation expense; and [c] community gardens tend to revitalize neighborhoods and reduce the appearance of blight.</p>
9.	<p><u>Mayor's Matters</u> – The Mayor stated that [a] the City has been looking at a program which will help the poor with the increase of the water utility bill; [b] the County has a Community Action Agency that provided the City a list of people who are in certain poverty programs; [c] there are 232 people who currently receive water utility bills and are on the County's Community Action Agency list; [d] the City is looking into a \$10 credit per bill for customers who are below 125% of the poverty level, which will be adjusted for family size; [e] if there are people who we feel qualify for the program, the County's Community Action Agency stated that they would be willing to</p>

qualify people; [f] the program would cost around \$37,000 a year from the general fund; [g] the area Agency of Ageing is not allowed to provide lists to the City due to federal regulations; and [h] the utility bill software will not allow donations from the public to fund programs. Commissioner Robinson [a] expressed concern that the senior citizens had not been addressed in the program; and [b] suggested notifying senior citizens of the program. Commissioner Moss suggested having a place on the utility bill where people could contribute towards the program.

Shannon Mahoney and Jay Mahoney from Manero's Restaurant stated that they [a] have bought a mobile food vending unit which will be parked on private land; [b] are unable to get a business tax receipt due to the moratorium on mobile food vendors. Senior Urban Designer Elis stated that the moratorium is meant to address mobile food vendors on public right-of-ways, however the business tax receipt does not distinguish between private and public property. The Mayor [a] inquired if there could be a provision for special use permits on private property; [b] inquired if there could be different classes of mobile food vendor business tax licenses to distinguish them; and [c] stated the policy should be amended so that there are no unintended consequences. City Attorney McKenna [a] explained the business tax receipt; [b] stated that an ordinance addressing the issue will be coming forward in July; [c] clarified that the moratorium is to be amended to allow the business tax division to issue business tax licenses; and [d] stated that the moratorium is to be amended before the regulations are in place, if the applicant can demonstrate that the business tax is for a location that is on private property.

The Mayor [a] stated that the first meeting for the question of the petition ordinance regarding City Center project will be held on July 14, 2008 after 5 p.m.; [b] stated that the deadline to put the issue on the ballot without having to have a special election is August 22, 2008; [c] stated that she would try to contact Carolyn Wright from the Alliance of Concerned

	<p>Taxpayers to try to come up with a solution; [d] stated that alternative ideas should be discussed with the communities. Commissioner Moss [a] expressed his opinion that having a vote when the building is 80% complete is illogical; and [b] suggested that the Mayor meet with Ms. Wright from the Alliance of Concerned Taxpayers.</p> <p>The Mayor then stated that [a] crime was down across the City last month by 20%; [b] the water treatment plant improvements are ongoing; [c] the Oversight Committee will be coming back with recommendations in the next month or two; [d] County staff and Ocean Properties have been speaking to the City over the convention center hotel; [e] Ocean Properties have stated that they can no longer comply with the original contract due to the changes in the market and have gone to the County with a new offer; [f] in order to protect the City's TIF, the City required the building of condominiums to be included in the project, with the taxes going to the City; [g] Ocean Properties say they can no longer build a condominium but would like to build an office space instead; [h] the City wants Ocean Properties to give it payments until the property goes on the tax roll; and [i] she never offered the County \$15 million for the convention center hotel.</p>
<p>10.</p>	<p><u>Other</u> – Commissioner Moss stated that the palm trees along Flagler Drive are in need of maintenance.</p> <p>Commissioner Moss inquired if the Nuisance Abatement Board had been informed of the legislative intent for nuisance abatement. City Attorney McKenna stated they will be receiving a memo on the issue before their next meeting.</p> <p>Commissioner Moss inquired into the lot on Gregory Road and South Dixie Highway which was given until June 9, 2008 to clean the lot up. Planning Director Wu stated he would check up on the issue since penalties have started to accrue.</p>

	<p>Commissioner Muoio [a] stated that on June 17, 2008 the County will be addressing the five year road plan; [b] inquired if the City would be represented at the meeting; and [c] suggested getting the City bus out to the western communities in order for residents to go to the meeting.</p>
10.	<p><u>Adjournment</u> - 12:03 p.m.</p>