

**MAYOR/COMMISSION WORK SESSION**

**August 18, 2008**

**Commission Chambers – 10:07 a.m.**

**Present: Mayor Frankel, Commissioners Douglas, Mitchell [arrived at 10:32 a.m. and left at 12:08 p.m.], Moss, Muoio and Robinson Jr., City Administrator Mitchell [arrived at 10:15 a.m.], City Attorney McKenna and City Clerk Kauthen.**

<b>1.</b>	<b><u>Presentation on the Inland Port</u> – This item was not discussed.</b>
<b>2.</b>	<b><u>Water Consent Order</u> – The Mayor [a] introduced the following persons: Rodman Steele, Chairman of the Water Advisory Task Force; Myron Uman, member of the Water Advisory Task Force; Gary Norman, US Water; John O’Malley, Palm Beach County Health Department; Darrel Graziani, Palm Beach County Health Department; [b] expressed her opinion that the Palm Beach County Health Department should hire someone to monitor the City’s water plant so that they can give an objective and impartial report of the plant; and [c] stated that the Law Department should review all contracts for the proposed consultants. Mr. O’Malley [a] stated that the Palm Beach County Health Department’s goal is to ensure that the City has sustainable, safe drinking water; and [b] expressed his opinion that the consent order is a move in the right direction. Assistant City Administrator Balbis [a] explained the consent order to the Commissioners; and [b] stated that there is a twelve month timeframe to develop the equipment tiers, which will include associated costs and available inventory. Commissioner Robinson inquired into the fines associated with not having replacement parts readily available. Mr. Graziani, [a] stated that the City has backup parts for most of the critical equipment; and [b] stated that any fines that the City would incur could be appealed. Commissioner Moss [a] inquired if the Palm Beach County Health Department is charging the City for somebody to monitor the water plant; [b] iterated the importance of having a full discussion regarding the hiring of any consultants; [c] stated he did not have a problem with the firm that was selected as the Program Manager, however he would like the Commission to discuss the consultant firms who will be looking into the design of the water plant and the future construction of the plant; and</b>

	<p>[d] suggested that the issue be discussed at the next Agenda Review on August 21, 2008. Mr. Steele [a] stated that the consultants presented nine alternative plants for consideration; and [b] stated that the most cost effective method of filtering the water would be for the City to use surface wells. City Attorney McKenna [a] stated she would review the consultant's contracts and see if they can be cancelled; and [b] stated that cancelling the contracts could delay the project by two to three months. Commissioner Muoio [a] stated that the Commissioners should have been able to discuss the matter; and [b] expressed her concern over starting the process all over. It was the consensus of the commission to withdraw all the procurements related to this issue.</p>
3.	<p><u>Consent Order – Side Stream Flows/Carver Canal</u> – Commissioner Robinson [a] inquired why he hadn't been contacted regarding yellow water going into Carver Canal; [b] stated that children play in the canal; and [c] suggested, as a precautionary measure, for signage to be erected informing people not to go into the canal. Assistant City Administrator Balbis [a] gave an overview of the consent order received on July 31, 2008; [b] stated that an initial option is to increase the sanitary sewer capacity to remove the processed water from overflowing into the canal; [c] stated that if the system goes back to the way it used to be, there could be water quality concerns; and [d] stated that the sludge doesn't pose a health issue, unless it is consumed. Commissioner Moss stated that most water plants have similar sludge problems. Commissioner Muoio stated that the Commission should have been notified sooner over this issue. Utilities O&amp;M Superintendant Derringer stated that that the Water Department is moving rapidly to eliminate the sludge runoff. The Mayor [a] spoke of the water issues that occurred in the last few years; [b] stated that staff should give the Commissioners more information especially regarding any water issue, and [c] stated that one of the reasons to look into a membrane plant would be to eliminate the sludge issues.</p>
4.	<p><u>The Henrietta Townhouse Project</u> – Director of Housing and Community Development Johnson [a] stated that her department would like to allocate \$350,000 additional resources to the Henrietta Townhouse Project; and [b] stated that the cost per unit would exceed \$200,000, however would help with the revitalizing of the area. Patrick Franklin,</p>

	<p>President and CEO of the Urban League of Palm Beach County; [a] spoke of the Urban Leagues involvement and progress with the project; [b] stated that the idea of the project is to have people live in the project for less than two years while they are working on acquiring their own home; [c] stated that the project would consist of eleven units; [d] stated that the project is only open to people who are on the League's Housing Counseling project; [e] stated that the money given by the City would be a loan; and [f] spoke of how the cost of the project has been reduced. Palm Beach County LISC Program Director Anita Jenkins spoke of LISC involvement with the program. The Mayor [a] expressed her opinion that the project is cost ineffective; [b] stated that the transient tenants may not help the revitalization of the area; and [c] inquired into the Urban Leagues maintenance plans for the project. Commissioner Moss [a] stated he liked the idea of the project; and [b] inquired as to how the loan would be paid back. Commissioner Douglas [a] expressed her opinion that the City is not setting a good example financially with this project but is setting a good example socially; and [b] iterated the importance of looking for ways to save money on the project. Commissioner Mitchell iterated the importance of having good quality materials due to the units being rentals. It was the consensus of the commission to move forward with the loan.</p>
5.	<p><u>Design of Street Lighting along Okeechobee Boulevard</u> – Surveyor/Real Estate Supervisor Noel [a] presented the project; [b] stated that the County would not pay for decorative lighting; [c] stated that the cost of having decorative lighting would be around two million Dollars; [d] stated that the City is currently committed to \$20,000 towards the design of the project; [e] stated that Florida Power and Light have yet to give an estimate of the cost of the lighting; and [f] stated that the lighting would be from Jog Road to State Road Seven on Okeechobee Boulevard. Commissioner Mitchell [a] stated she would like to know what the criteria is used by the County to fund other decorative lighting projects; and [b] stated she envisioned the decorative lighting would be from Interstate 95 going towards the Downtown area. The Mayor [a] stated that due to the property tax restrictions the County will not negotiate with the City over this issue; and [b] expressed her opinion that two million Dollars is too much for decorative lighting.</p>

6.	<p><b><u>Mobile Food Vendors</u></b> – Parking System Administrator Olley [a] stated she has an ordinance prepared that would grandfather in the four existing vendors who have been in the downtown area for over six months; [b] stated that the remaining downtown areas would become a mobile vendor prohibited zone; and [c] stated that raw food vendors would be not be allowed to sell their products in the downtown area. It was the consensus of the commission to move forward with the ordinance.</p>
7.	<p><b><u>Short Term Lien Reduction Program</u></b> – Director of Finance Sherman [a] inquired if the Commission would be interested in looking into a reduction program to retrieve some of the one hundred and five million Dollars which is still outstanding from code enforcement liens; [b] stated that the program would offer a 75% reduction to the lien if the property is brought up to code compliance; [c] suggested a six month window for the program from October 1, 2008 to March 31, 2009; and [d] suggested there should be an administration fee of \$150. The Mayor stated that the CRA must be consulted due to some properties that have lawsuits against them. It was the consensus of the commission to move forward with the program.</p>
8.	<p><b><u>Ordinance Number 3944-06 Section 72-128</u></b> – Assistant City Administrator Balbis [a] stated he had a meeting with franchisees for the hauling companies and representatives from the roofing industry; [b] stated that staff is currently looking at the revenues generated from the program; [c] stated that staff is looking at the breakpoint between the volume of roofing material that both the franchisees and roofers would be happy with; [d] stated that he hopes to have something for the Commissioners in less than thirty days; and [e] stated that the fees will not be put on hold but will be tracked to see how much has been collected. Commissioner Mitchell inquired if the fees could be refunded if the Commission chooses not to continue with the fees.</p>
9.	<p><b><u>Lean Breakthru Consulting Group</u></b> – Commissioner Douglas [a] spoke about Lean Breakthru Consulting Group who could help the City come up with cost saving ideas and efficiency increases; [b] stated she had spoken with the manager for the City of Tampa who stated that the</p>

	<p>consultant group had been very effective; and [c] suggested having the group come in to make a presentation for the Commissioners. Commissioner Muoio stated she had spoken with the group and was supportive of them coming in. City Attorney McKenna stated that Purchasing and Contracts Manager Laudermilk would have to review the company and see if there are multiple agencies that provide the same service. City Administrator Mitchell stated that [a] the group had contacted him several months ago; and [b] he would speak to the City of Cape Coral to gage their experience with the consultant group.</p>
10.	<p><u>City Summer Youth Programs</u> – Safe Haven Coordinator Spatara [a] stated that the Weed and Seed program received it’s second grant from the Department of Justice in October 2007; [b] stated an afterschool program was started in October 2007, in the Robinson Village Recreation Center; [c] spoke of the different community programs the Safe Haven program offers; and [d] stated the Safe Haven program is looking for a larger venue to house it’s headquarters. The Mayor suggested Safe Haven Coordinator Spatara work with CRA Real Estate Administrator Lazarus to find a new venue. Commissioner Robinson announced that two children from the Weed and Seed program represented the City at the Florida Youth Conference in Tampa.</p>
11.	<p><u>Old Okeechobee Road and Mercer Avenue Area Discussion with Treasure Coast Regional Planning Conference</u> – Commissioner Moss [a] stated that the City has an under utilized industrial area on Old Okeechobee Road and Mercer Avenue area; and [b] suggested inviting the Treasure Coast Regional Planning Council, who have stated that they would be willing to do a charrette to investigate the potential for the area with the property owners, at no cost to the City. The Mayor stated that the City should do an evaluation of all the industrial areas in the City, to maximize their potential. Planning Director Wu stated that the Planning Department would be willing to facilitate the Treasure Coast Regional Planning Council with the charrette.</p>
12.	<p><u>Teen Dances in West Palm Beach</u> – Commissioner Mitchell stated that [a] since the teen dances at Gaines Park were cancelled, other venues have started to host teen dances; [b] stated that there is a teen dance</p>

	<p>being held in the Old Okeechobee Road industrial area, which is owned by a former West Palm Beach Police Officer, Rick King; [c] stated that Mr. King currently hires off-duty West Palm Beach Police Officers for detail security; [d] stated that Mr. King has been told by the Police Department that they are going to cancel the detail and that he will need to hire Palm Beach County Sheriffs instead; [e] stated that the City allows other establishments to hire off-duty officers for security detail, and Mr. Kings former employment with the City should not hinder his ability to hire off-duty West Palm Beach Police Officers; and [f] stated that it would be beneficial to discuss the parameters of teen nightclubs. Mr. King [a] spoke of the benefits of hiring off-duty West Palm Beach Police Officers; and [b] stated that the nightclub caters to two hundred teenagers, between thirteen and eighteen, from 10 p.m. till 2:30 a.m. Police Chief Bush [a] expressed her opinion that teen dances should not be encouraged in the City; [b] spoke of the problems associated with the teen dances at Gaines Park; [c] stated she did not authorize the overtime security detail; [d] expressed her concern over the hours of operation; [e] suggested that the City revisit the issue of teen clubs in the City; and [f] stated that escorting two hundred teenagers out of the area uses a lot of Police resources. Commissioner Douglas expressed her opinion that no teen event should continue on to 2:30 a.m. Commissioner Robinson stated that a discussion needs to be had regarding the parameters of teen dances. The Mayor [a] expressed her opinion that teens should not be out until 2:30 a.m.; [b] stated that while she was initially in favor of the dances at Gaines Park, it became clear that they were taking away resources from the Police Department; [c] stated that since the curfew at CityPlace was enacted the area is much safer; and [d] stated she did not like the idea of having teen dances in the industrial area.</p>
13.	<p><u>Mayor's Matters</u> – This item was not discussed.</p>
14.	<p><u>Other</u> – This item was not discussed.</p>
15.	<p><u>Adjournment</u> – 12:09 p.m.</p>