

MAYOR/COMMISSION WORK SESSION

September 2, 2008

Commission Chambers – 10:04 a.m.

Present: Mayor Frankel, Commissioners Douglas, Moss, Mitchell Muoio [left at 12:21 p.m.] and Robinson Jr., City Administrator Mitchell, City Attorney McKenna and City Clerk Kauthen.

- 1. Evaluation Results for the Design-Builder of the Waterfront Commons – City Commons and Waterfront Project Manager Goldberg [a] provided an update on the Request for Qualification and Request for Proposal for the design build on the Waterfront Commons project; [b] stated that Catalfumo Construction and Development, Inc. was chosen by the Evaluation Committee members to design the project; [c] inquired if the Commission wished to move forward with the evaluation process; and [d] explained the timeline for the project. Commissioner Robinson [a] expressed his concern over the lack of progression with the Gaines Park project; and [b] iterated the importance of having minority participation for the Waterfront Commons project. Commissioner Mitchell [a] expressed her concern that there had not been enough time for the Commissioners to be fully briefed on the project; [b] suggested the possibility of giving the project to another company due to Catalfumo Construction and Development, Inc. building City Center for the City; and [c] inquired into the fees that Catalfumo Construction and Development, Inc. would be receiving for the project. Mr. Catalfumo from Catalfumo Construction and Development, Inc. [a] stated that Mr. Wolfe, Vice President of Catalfumo Construction and Development, Inc. would be the Project Manager for the project; and [b] stated that Catalfumo Construction and Development, Inc involvement with the City Center project would have no ill-effect on the Waterfront Commons Project. It was the consensus of the Commission to move forward with the Evaluation Committees recommendation of hiring Catalfumo Construction and Development, Inc. for the Waterfront**

	<p>Commons project. The Mayor stated that the Commission could confirm the selection on Monday, September 8, 2008 at the City Commission Meeting. Commissioner Moss [a] suggested that before the Commission Meeting occurs on September 8, 2008 the Commission be provided with a list showing the disparities, and the cost of the disparities pertaining to the pricing for each of the proposals.</p>
<p>2.</p>	<p><u>Fire Assessment Rates</u> – Finance Director Sherman [a] presented a revised Fire Assessment rate, which addressed some of the Commissioner’s previous concerns; [b] stated that in order to replace some of the older fire trucks the Fire Department would need \$840,000 a year for 10 years; [c] stated in order to raise \$840,000, the fire assessment fee would be \$10 for residential owners; [d] spoke of the costs of rebuilding Fire Stations 4, 5 and 8; [e] presented different millage and Fire Assessment rate options; and [f] stated that if the fees were to exceed the cost of the projects, the excess money would be available for other fire projects. Commissioner Mitchell [a] raised her concern of houses being charged the same fee regardless of size; [b] inquired as to why the City Emergency Operation Center (EOC) could not be incorporated with the County’s EOC; [c] suggested using the County’s design plans for fire stations in order to reduce costs; and [d] expressed her concern of property taxes increasing due to the use of fees by the City. Commissioner Robinson stated that not-for profit entities should be charged 20% of the fee as opposed to the proposed 5%. Commissioner Muoio [a] suggested using the same design plans for Fire Stations 5 and 8; and [b] stated she would like to review the Capital Improvement Plan to see if there are some projects that are not essential. Director of Engineering Services Bramley [a] stated that the City could save money by looking at the County’s fire stations; and [b] stated that building two fire stations at the same time would save the City money. Commissioner Moss [a] suggested that before any cost decisions are made a comprehensive design estimate should be submitted; [b] expressed his concern of missing the fire fee deadline and</p>

	<p>delaying the projects; [c] stated he would like to know the cost of leasing and buying a single fire truck; and [d] iterated the importance of having an assurance that the City can go directly from design to construction of the fire stations without delays. City Administrator Mitchell stated that no projects can be bid on unless the money is available. Commissioner Douglas [a] suggested looking into leasing versus purchasing a new fire truck; [b] stated that she was opposed to having the capital improvement plan be reviewed; and [c] stated she was against the idea of including not-for-profit organizations in the fees. The Mayor [a] stated that under the proposed fire assessment fee the majority of residents would be paying less than they did two years ago; [b] expressed her opinion that the best way to stir up the economy is with public capital spending; [c] stated that she would bring a resolution stating that the building of the fire stations is contingent on the fire assessment fee passing; [d] stated that some of the fire stations need to be rebuilt so that they can withstand hurricanes; and [e] suggested looking into breaking down the type of not-for-profit entities, so as to included the Kravis Center and Palm Beach Atlantic University.</p>
5.	<p><u>Water Treatment Plant Engineer Selected Firm MWH Global, Inc.</u> – Assistant City Administrator Balbis [a] introduced David Hanks the new Public Utilities Director; [b] stated that at the Agenda Review meeting it was the consensus of the Commission to have MWH Global, Inc. come in and make a presentation to the commission; [c] stated that every reference that the City contacted regarding MWH Global, Inc. gave them a glowing recommendation; and [d] spoke of the City’s current water plant water capacity . Mr. McConville, President with MWH Global, Inc. [a] introduced the members of his team; and [b] spoke of the companies qualifications. Commissioner Moss [a] inquired into the number of water plants that have been designed and constructed by MWH Global, Inc.; [b] iterated the importance of the project for the City; [c] inquired how MWH Global, Inc. resolves conflicts between the design and construction firms; and [d] inquired into the number of projects</p>

	<p>that had come in under budget. Mr. Cass, Production Design Manager for MWH Global, Inc. [a] spoke of his qualifications [b] presented water plants that MWH Global, Inc. have designed; [c] stated that 20% of plants that are designed by his company are also constructed by his company; [d] gave examples of problems and conflicts that have happened in other projects, and stated how they were resolved; and [e] stated that it is rare for a project to come in under budget. Commissioner Mitchell stated that in the future she would like to know when the City is hiring a consultant. Ms. Hathenberg, from MWH Global, Inc. [a] stated that the recently built Sawgrass Water Plant is comparable to the City's current water plant ; and [b] spoke of other water plants that MWH Global, Inc. have designed in Florida. The Mayor [a] stated that a resolution could be brought forward authorizing the Mayor to create a contract with MWH Global, Inc.; and [b] stated she would like to have a discussion with the Task Force and Mr. Dermer to discuss what the pilot projects will be for the water plant.</p>
3.	<p><u>Communication Tower Ordinance</u> – Commissioner Mitchell [a] stated that there is a possibility that cell phone companies could be interested in leasing land from the City to erect cell phone towers; [b] stated that there are companies who come in and look at the City's land and building and contact cell phone companies to see if they are interested in leasing land; [c] spoke of the possible revenues the towers could generate; and [d] stated that there would be no cost to the City. Commissioner Douglas stated the City needs to investigate every possible source of revenue available to the City. It was the consensus of the commission to look into the issue.</p>
7.	<p><u>Railroad Avenue</u> – Commissioner Douglas [a] stated she had met with concerned citizens in the Brelsford Park neighborhood who are concerned over the present zoning in; [b] stated that the Brelsford Park neighborhood would like the current zoning to be revisited in order to incorporate mixed residential with office use; and [c] suggested that City Administrator Mitchell attend</p>

	<p>neighborhood meetings addressing the issue. Planning Director Wu; [a] stated that the planning Department will have a meeting with the residents regarding the two properties on Railroad Avenue; and [b] stated he would see if there was an interest in the possibility of changing the zoning.</p>
6.	<p><u>Operation Identification</u> – Commissioner Douglas [a] stated that the City has a program which allows you to put your driving license number on your electrical equipment to help reduce theft; and [b] suggested Channel 18 broadcast information on the program to inform the public. The Mayor [a] stated that the Public Information Officer would look into the issue; [b] suggested that people shouldn't put their empty electronic equipment boxes outside on the curve, as it could attract thieves; and [c] suggested speaking to retailers to see if they would be interested in participating in the program. Chief of Police Bush explained the program to the Commissioners.</p>
4.	<p><u>Parking Day</u> – Commissioner Douglas [a] stated that last year the Downtown Development Authority (DDA) decorated one parking space outside of Starbucks Coffeehouse on Clematis Street, as part of National Parking Day; and [b] stated that members of the community have embraced the parking day event but have been having problems obtaining permits. Mr. Clemente from the DDA [a] stated that the DDA has been assisting people in the downtown area to facilitate the event; [b] stated that the DDA is paying for the security deposit on the parking spaces; and [c] stated that the DDA has decided to sponsor the event up to \$500 in the downtown area.</p>
8.	<p><u>Mayor's Matters</u> – This item was not discussed.</p>
9.	<p><u>Other</u> – This item was not discussed.</p>
10.	<p><u>Adjournment</u> - 12:27 p.m.</p>