

MAYOR/COMMISSION WORK SESSION

January 5, 2009

Commission Chambers – 10:06 a.m.

Present: Mayor Frankel [arrived at 10:06 a.m.], Commissioners Douglas, Mitchell, Moss, Muoio, Robinson Jr., City Administrator Mitchell, City Attorney McKenna and Deputy City Clerk McDonald.

- 1. Update on City Docks Operations and Procedures – City Commons and Waterfront Project Manager Goldberg [a] provided an update on the operations procedures for the new City docks; [b] stated that the north Clematis Street dock is looking to get it's T.C.O. and be open by the end of January, 2009 [c] stated that the south Clematis Street dock should be opened by the end of February, 2009; [c] stated that the Evernia Street dock will be opened in May, 2009; [d] stated that a task force has been put together to investigate the City's policies and procedures pertaining to dock safety issues; [e] stated that the task force discussed: [1] the intended uses for the docks; [2] looking into installing floatable ladders, solar powered call boxes, emergency beacons, remote cameras on top of buildings on the waterfront, and installing security gates at each dock entrance; [3] looking into a private security team to secure the docks; [4] acquiring a boat in the water so owners could access the docks; [5] offering special discounts to boats when they dock their boats; [6] installing welcoming signage on the docks [7] opening the docks from 5 a.m. to 12 a.m.; [8] not allowing devices with wheels on the docks; [e] stated that the docks could be a possible revenue source; and [f] stated that a permit modification would allow for five more boats to be docked than what the current permit allows. Commissioner Moss suggested allowing fishing boats to sell fish off of one the docks on Greenmarket days. Commissioner Mitchell suggested allowing sea planes to land in the Intercoastal Waterway and allow them to use the docks to disembark. The Mayor**

	<p>suggested looking into providing bike racks at the end of each dock.</p>
2.	<p><u>McDonald's (600 N. Dixie Highway) Board and Secure</u> – Planning Director Wu [a] stated that McDonald's had received a one year boarding and secure permit and a six month extension; [b] stated that McDonald's extension has expired; [c] stated that a board and secure permit has a maximum time allowance of one and a half years; [d] stated that staff is concerned over allowing open ended board and secure permits; and [e] suggested allowing a limited extension. Marty Perry of Perry and Taylor, P.A. [a] expressed his concerns over securing the McDonald's property; [b] suggested the Special Master be allowed to grant additional extensions; and [c] suggested having a text amendment to address the issue. Commissioner Douglas suggested that staff move forward with amending the City's ordinances to allow for longer extensions. Commissioner Moss [a] inquired as to how the text amendment would affect those property owners who don't currently follow the ordinance; and [b] suggested that a bond be posted if an extension is granted to a property. City Attorney McKenna stated that [a] a time period needs to be established, if the eighteen month limit is to be removed; and [b] she would investigate the bond issue. Commissioner Mitchell expressed her concern over having the extensions apply to residential properties. The Mayor [a] iterated the importance of being flexible; and [b] suggested extending the time limit indefinitely or having a provision that requires any extensions to come to the commission for review. It was the consensus of the commission for staff to review the issue and come back with solutions.</p>
8.	<p><u>Boarded Buildings</u> – Commissioner Mitchell inquired on the status of the Aquaterra Property on Dixie Highway and Gregory Road. Code Compliance Manager Hiteshew stated that [a] the property is in the process of going through</p>

	<p>foreclosure; and [b] the lender will bring the property up to code once they have acquired the title for the property. City Attorney McKenna stated that the [a] lender has met with staff; and [b] City has filed a motion to compel the lender to maintain the property. The Mayor inquired if a barrier could be erected to buffer the property from the street.</p>
3.	<p><u>West Palm Beach Pension Plans</u> – The Mayor suggested [a] that the Audit Committee look into the City’s pension election process; [b] having the Audit Committee make a presentation on the City’s pension election process. Commissioner Mitchell stated she would like to be included in the pension election process. Commissioner Moss suggested that there could have been a lack of oversight with regards to the Police pension fund and Bernard L. Madoff Investment Securities LLC.</p>
4.	<p><u>Building Signal Booster System</u> – Commissioner Douglas [a] inquired if there are radio and cell phone dead zones in City Center which would affect emergency services; and [b] stated that there is a study which the City could have done which would determine the level and amount of dead zones within the City. Director of Support Services Swisher stated that [a] he is currently working on the signal strength issues within City Center; [b] some dead zones have been found around the stairwells; [c] he is working with Sprint Nextel to develop a plan to enhance the signal within the building; and [d] he is working with the emergency services to look at the radio strength coverage within the building. Commissioner Mitchell stated there is a company who is working to create a wireless master plan for the whole City.</p>
5. & 10.	<p><u>Quality of Life Policing & Skateboarding</u> – Commissioner Moss [a] expressed his concern over people; [1] skateboarding along Flagler Drive and tearing up the sidewalk; [2] fishing and leaving debris on Flagler Drive; [3] parking in the swales; and [b] stated that there are grants available to development</p>

	<p>programs for a better quality of life. The Mayor suggested putting together a task force comprising of some of the skateboarders to try to find a solution to the skateboarding issue. Chief Bush stated [a] the Police Department has the ability to deal with the skateboarding issue; and [b] that if citizens see any infractions that they can call the non-emergency police Department number or City's 24 hour hotline.</p>
13.	<p><u>Other</u> – Commissioner Moss inquired whether enough volunteers have been acquired to monitor the new street cameras in the City. Chief Bush stated that sufficient numbers of volunteer have been acquired.</p>
6.	<p><u>Update on the Multicultural Building at Gaines Park – Status of Project and Expected Completion Date</u> – Senior Project Engineer Halverson [a] stated that the Multicultural Building is currently under construction; [b] provided an update on the progress of the construction; [c] stated that the contractor will be completing the final phase of the permit application this week; and [d] stated that the building will be completed by July 1, 2009.</p>
7.	<p><u>Mobile Vendors</u> – Commissioner Muoio stated that The Island Grill has been put out of businesses due to the City's Mobile Food Vendors Ordinance. Raphael Clemente of the Downtown Development Authority (DDA) stated that the DDA worked with the mobile food vendors to try to find them alternative locations. Miguel Johnson owner of Island Grill stated that he would be willing to move his mobile food operation to Good Samaritan Medical Center if a feasibility study was conducted and it proved that the location would be viable. The Mayor [a] directed City Administer Mitchell to get together with staff and the DDA to find an alternative location for Mr. Johnson's business; and [b] suggested Mr. Clemente conduct a feasibility study to assist Mr. Johnson in finding a new location.</p>

	<p>Commissioner Moss expressed his opinion that private property would be the most appropriate location for mobile food vendors.</p>
9.	<p><u>Traffic Calming Project in North Shore and Westfield – Expected Beginning and Completion Dates</u> – Traffic Engineer Collins [a] stated that the project was approved in November, 2008; [b] stated that the project would be reviewed by the end of January, 2009; and [c] estimated that the project would be completed by the end of March, 2009.</p>
11.	<p><u>Efficiency Study</u> – Commissioner Douglas expressed her concern that the lean government study that was to be done has morphed into an efficiency study. City Administrator Mitchell [a] stated that the chosen company’s program is a lean enterprise design system which encompasses a lean study; and [b] provided a copy of the RFP to the Commission regarding this issue.</p>
12.	<p><u>Mayor’s Matters</u> – This item was not discussed.</p>
13.	<p><u>Other [continued]</u> – Commissioner Douglas [a] expressed her concerns regarding Pioneer Linens losing business due to the closure of Clematis Street for special events; [b] spoke of the financial impact to shop proprietors caused by the weekly bagging of meters at 3p.m. for the Clematis by Night on Thursdays; and [c] spoke of the road closure on Clematis Street for a special event on January 24, 2009. The Mayor [a] suggested that City Administrator Mitchell, the DDA and Parking Systems Administrator Olley investigate ways to alleviate the financial impact on local shop proprietors when road closures occur for special events; [b] stated that staff should look into how early the meters need to be bagged before events; and [c] stated that the issue needs to be resolved by January 24, 2009. Commissioner Moss [a] suggested erecting clear and appropriate signage directing people to the rear</p>

parking lot of Pioneer Linens when the road is closed down.

Commissioner Mitchell stated she would like [a] an update on the proposed new fire stations; and [b] to be included in any meetings where the discussion of the cost of the new fire station buildings is to be addressed. Assistant City Administrator Balbis [a] stated the City is proceeding with the design of the three new fire stations; [b] stated that in anticipation of upcoming federal funding the City is looking to accelerate the projects; [b] explained the process the City has taken with regards to reducing the cost of the fire stations; and [c] stated the City is moving forward with an RFP for an architect to design either one or all of the fire stations. The Mayor stated that a fact finding group went out to visit other fire stations in the State to find the most cost effect way to build fire stations. Commissioner Robinson [a] suggested having one architect design all three of the stations; and [b] stated that the County is building fire stations for a lesser cost. Commissioner Muoio suggested having a workshop to discuss the fire stations further.

Commissioner Moss [a] asked for an update on the closure of two motels along Dixie Highway which were allowing illegal activities to occur on their premises; and [b] inquired if the City could suggest changes to the Nuisance Abatement Statute. City Attorney McKenna [a] stated that the City has eliminated the prostitution and drug activity at the two locations; [b] explained the nuisance abatement process; [c] stated that the nuisance abatement order has been appealed by one of the motels and is currently in Circuit Court; [d] stated that the long term tenants currently living in one of the motels would need to be evicted if the City was to shut down the motel; and [e] stated she would bring the issue up at the next meeting with the City's legislative lobbyist. The Mayor suggested relooking at the Nuisance Abatement Ordinance.

	<p>Commissioner Robinson inquired if the commission would be modifying the number of items allowed on the Work Session agenda. It was the consensus of the commission to allow only two items per Commissioner to be placed on the agenda.</p> <p>Commissioner Robinson suggested having Code Enforcement and the Police Department revisit the 20th Street and Tamarind Street neighborhood. The Mayor directed Code Compliance Manager Hiteshew to meet with Director of Housing and Community Development Johnson to discuss possible funding strategies for the neighborhood.</p> <p>Commissioner Robinson inquired if the City is putting together strategies regarding budget cuts and unfunded mandates.</p>
14.	<u>Adjournment</u> – 12:11 p.m.