

MAYOR/COMMISSION WORK SESSION

February 17, 2009

Commission Chambers – 10:07 a.m.

Present: Mayor Frankel, Commissioners Douglas, Moss, Muoio, City Administrator Mitchell [arrived at 10:30 a.m.], City Attorney McKenna and City Clerk Kauthen; Absent: Commissioners Mitchell and Robinson.

- 1. Riviera Beach Energy Center – Commissioner Moss inquired into the burying of the power distribution lines. Commissioner Muoio [a] inquired into the types of fuels that the future plant would be using; [b] inquired into FPL’s noise levels for the proposed plant; [c] stated she was concerned over noise levels while the new plant is being constructed; and [d] inquired into the Martin Solar project. Mr. Kiselewski, Area Manager for Florida Power and Light (FPL), [a] provided a brief on the future of the Riviera Beach power plant; [b] stated that the new plant would get better fuel efficiency and have a greater environmental impact; [c] stated that FPL is committed to reopening the manatee viewing area; [d] stated that the construction of the project is scheduled to begin in 2011 and should be completed by 2014; [e] stated that if the City wants the power lines to be buried, the City would have to pay FPL for the difference between the overhead and underground power lines; and [f] stated that a copy of the noise analysis will be given to the City when it has been completed. Mr. Herring, Project Manager for the Riviera Beach Energy Center, [a] presented the proposed aesthetics of the project; [b] spoke about the reduction of CO2 gases; [c] stated that the administrative control building will be LEED certified; [d] provided a timeline for the construction of the new plant; [e] stated the plant is currently meeting all Riviera Beach noise ordinances; [f] stated they are currently gathering reference points to determine the future plants noise levels; [g] stated**

	<p>that there will be noise while the plant is under construction; [h] stated that they are currently working with lawyers to ascertain the City's noise standards; [i] stated that while the new Riviera Beach plant would create more carbon dioxide, system-wide there would be a reduction in the carbon footprint; and [j] spoke of FPL's energy conservation programs. The Mayor suggested FPL look at ways of reducing their carbon footprint.</p>
2.	<p><u>CityPlace Surface Parking Lot</u> – City Urban Designer Aponte [a] stated that the City received a letter from Ms. Harris on behalf of CityPlace, LLC. requesting that the City allow the construction of an interim surface parking lot on the corner of Rosemary Avenue and Fern Street for two years with the possibility of a one year extension and wave the City's code requirements for the surface parking lot standards; [b] stated that staff has looked for an alternative solution and locations in order to allow CityPlace, LLC. to create additional parking spaces without having to change the code; and [c] spoke of including a dog park and playground into the project. Ms. Harris, attorney for CityPlace, LLC., stated [a] CityPlace, LLC. is looking for the City to allow them to continue using their surface parking lot on an short term basis; [b] that since people have been parking in the surface parking lot there has been an increase in spending in the area; [c] they have installed lighting, and will install buffer hedges but do not wish to install islands in the surface parking lot due to the loss of parking spaces; [d] that CityPlace, LLC., has spoken to the Downtown Development Authority with regards to providing the City with a dog park; [e] that CityPlace, LLC. is amenable with having an annual renewable license for the surface parking; [f] that when the economy is stronger they will be looking to redevelop the surface parking lot; [g] that the general manager would be willing to put up signage directing people to the new City parking garage; and [h] that they are currently looking into ways of financing an extension to their current parking</p>

	<p>garages. The Mayor [a] stated that the City has a new parking garage in the area which could be used by people going to CityPlace; [b] inquired into the progress of moving Palm Beach Dramaworks into CityPlace, LLC.; [c] stated that the surface parking lot could be used by Palm Beach DramaWorks; [d] expressed her opinion that the surface parking lot is not something that should be a permanent situation; [e] spoke of alternative parking locations that CityPlace, LLC. could use; [f] suggested that Mr. Hallihan work with the Planning Department to look for alternative parking locations; and [g] asked that in two weeks CityPlace, LLC. come back with a proposal for Palm Beach Dramaworks. Mr. Hallihan, General Manager of CityPlace, LLC., stated he received an outline proposal for Palm Beach Dramaworks and has sent it to New York for consideration. Commissioner Muoio stated she would prefer that the license for the temporary surface parking lot was done on a yearly renewable basis. Parking Systems Administrator Olley stated that the [a] CityPlace, LLC., surface parking lot services a true demand; and [b] set-up of the surface parking lot is not up to standards and the lighting is not up to code. City Attorney McKenna stated that in order to allow for this surface parking lot, the City would have to change the code which would mean other entities could turn empty lots into surface parking lots. It was the consensus of the commission for CityPlace, LLC. representatives and the Planning Department to find a solution to the issue and come back to the Commission in two weeks.</p>
5.	<p><u>Ballet Florida</u> – Redevelopment Manager Briesemeister [a] stated the City is still in discussions with Ballet Florida over the terms of the purchase of their building; and [b] stated they are looking at letting Ballet Florida stay in the location for five years. The Mayor stated [a] that Assistant City Attorney Payson look into the ADA Requirements; [b] that eventually she would like for Ballet Florida to perform in the city; and [c] she would like the purchase contract ready by February 23,</p>

	<p>2009. Commissioner Muoio suggested talking to the Kravis Center to see if they would be willing to lower their costs for the ballet. Mr. Escalante, President and CEO of Ballet Florida, stated it is very important for the ballet to complete on the sale as quickly as possible.</p>
3.	<p><u>Western Northlake Corridor Study Update</u> – Senior Planner Hansen [a] gave an update on the Western Northlake Corridor Study; [b] stated that there is a surplus of commercial and office usage along the corridor; and [c] stated they are working on finalizing a memorandum which will be signed by all the Planning Directors of the County and Palm Beach Gardens.</p>
4.	<p><u>Boat Ramp Charges at Currie Park</u> - Director of Parks and Recreation Thrower [a] stated that two weeks ago the County started charging fees for the use of its boat ramps; [b] stated that currently the City doesn't charge any fees for use of its boat ramp; [c] stated that there are plans to make some renovations to the City's ramp; [d] stated the City's Parks Advisory Committee suggested using the same fee as the County; and [e] suggested having a decal for commercial boats who use the ramps. Commissioner Douglas expressed her opinion that if the County is charging for the use of its docks, the City should as well.</p>
6.	<p><u>Land Sale Presentation</u> – Finance Director Sherman stated that [a] the City sent out an invitation to negotiate (ITN) on five parcels that the City owns; [b] they received two responses; one from the Housing Trust Group and the second one from Home Dynamics; [c] the Housing Trust Group are looking to purchase Haverhill track A and B for affordable rental housing; [d] Housing Trust Group is looking for the City to invest \$200,000 on track A; [e] stated that the Housing Trust Group wants to pay as they go for the project; [f] Home Dynamics is interested in four of the tracks; [g] Home Dynamics deal would be a cash deal; and [h] the ITN might</p>

have to be reissued to allow for due diligence. Planning Director Wu stated that [a] the Housing Trust Group proposal is currently not allowed at this time; and [b] there have been some complaints that Haverhill Road has become the affordable housing area of the County. Commissioner Moss [a] inquired if Mr. Wilson was trying to auction the properties off to obtain financing and then purchase the land; [b] inquired into the price of the land; [c] expressed his opinion that if the City allows the buyer to do some due diligence the price of the tracks could increase; [d] stated he would like the deal to be approached strictly as a land sale; and [e] expressed his preference for not reissuing the ITN. Mr. Wilson, from Housing Trust Group, [a] stated that they are proposing a two phase takedown on track A and a three phase takedown on track B; [b] stated that each phase would be contingent on financing through Florida Housing Finance Corporation; [c] stated that if they obtain the financing they would like to close by October 31, 2009; and [d] urged the City to reissue the ITN. Mr. Seagull, from Home Dynamics [a] spoke of his proposal for the land; and [b] stated that if some due diligence was allowed then the price of the land could be increased. Commissioner Douglas [a] stated she would like the City to continue discussing the proposals with both of the prospective buyers; and [b] iterated the benefit of a cash sale. The Mayor [a] stated that she would like the Police Department to look over the plans from the Housing Trust Group before the City sells the land; [b] stated she would like to know if the City would be competing against itself with the tax credit deal; [c] recommended having Mr. Wilson meet with City staff and the Housing Authority to discuss the issue; [d] inquired into Mr. Seagull's intentions for the land parcels; [e] expressed her opinion that if the City sells the land at a discounted rate then the land should be used for affordable housing; and [f] suggested having a group look into the two proposals.

<p>7.</p>	<p><u>Esplanade Grande Parking</u> – Mr. Harris, President of the Esplanade Grande building [a] stated that the building has had valet parking for five years; [b] stated that the Parking Administration has stated that they are not allowed to have valet parking; [c] stated that Parking Administration is concerned about emergency vehicles not being able to get through the street; [d] stated that the Esplanade Grande Condominium Association, Inc., has looked into paying to bag the parking meters; [e] stated that bagging the parking meters would not be allowed when special events occur in the area; [f] inquired if it would be possible to widen the road at the corner of Datura Street and Narcissus Avenue and remove three or four of the parking meters to accommodate for the buildings valet parking; [g] suggested cutting into the sidewalk to create a drop-off area for the building; and [h] stated that people are getting tickets for stopping in the lane. Parking Systems Administrator Olley [a] stated that the main problem is people leaving their cars unattended in a moving lane of traffic; [b] stated that there isn't enough room to provide for a drop-off lane for the building; and [c] stated that there is a fee for bagging the meters. The Mayor [a] stated that when special events happen, the building could have the valet parking on the side of the building; [b] inquired if the meters could be permanently removed; [c] requested that Parking Systems Administrator Olley compile a report of all the tickets issued in the past year in front of Esplanade Grande building; and [d] asked Mr. Harris to compile a log of the number of cars they valet park at the building.</p>
<p>8.</p>	<p><u>Size of Trash Cans for Automated Garbage Collection</u> – Commissioner Moss [a] stated he has received a number of complaints from disabled and elderly residents over their inability to maneuver the new trash cans; and [b] inquired as to how residents could acquire smaller trash cans. The Mayor [a] inquired if the next batch of trash cans will have City's 24 hour hotline printed on them; and [b] stated that Public Information</p>

	<p>Officer Robbins should include the information on how to obtain smaller trash cans on the next utility news letter. Director of Public Works Alford [a] stated that residents requiring smaller trash cans can call Public Works or the City's 24 hour hotline; [b] stated that Public Works will pick up the trash cans from the persons house if they are unable to maneuver the trash cans; and [c] stated that the next batch of trash cans will have the City's 24 hour hotline on them.</p>
9.	<p><u>Discussion of Rotary Club Plaque for East Side of the Middle Bridge</u> – Commissioner Moss stated that the [a] Department of Transportation has agreed to allow the Rotary Club to place a plaque on the bridge; and [b] City needs to issue a resolution stating that the City doesn't object to the placement of the plaque. It was the consensus of the commission to bring a resolution forward stating that the City does not object to the placement of the Rotary Club plaque on the bridge.</p>
10.	<p><u>Discussion on Going Out of Business Sales Requirements</u> – This item was not discussed.</p>
11.	<p><u>Mayor's Matters</u> – This item was not discussed.</p>
12.	<p><u>Other</u> – This item was not discussed.</p>
13.	<p><u>Adjournment</u> – 12:23 p.m.</p>