

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board: City Council

Meeting Date: 2-2-15

Transcribed by: mf No. of Pages: 11 Transcription Time: 7.0

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
<u>DMC</u>	<u>2-12-14</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input type="checkbox"/> Yes	<input type="checkbox"/> No

APPROVAL OF MINUTES

Meeting Date: 3-2-15

Motion By: Bausquet Seconded By: Tharp

Check One: ☒ Approved ☐ Tabled ☐ Denied Vote: 5/0

Changes requested by Council or Board? ☐ Yes ☒ No

If yes, note changes: _____

Date Scanned and Filed: _____ By: _____



OFFICIAL MINUTES

CITY OF GREENACRES
5800 Melaleuca Lane
Greenacres, FL 33463

CITY COUNCIL MEETING
Monday, February 2, 2015– 7:00 PM

1. Call To Order and Roll Call.

Mayor Ferreri called the City Council Meeting of Monday, February 2, 2015 to order at 7:00 p.m. Denise McGrew, City Clerk/Administrative Services Director, called the roll.

ROLL CALL:

Council Present:

Samuel J. Ferreri, Mayor
John Tharp, Deputy Mayor
Peter A. Noble, Councilman
Jonathan G. Pearce, Councilman

Council Absent:

Judith Dugo, Councilwoman
Paula Bousquet, Councilwoman

Attendees from Public: 20

Press: 1

Staff Present:

Wadie Atallah, City Manager
Pamela S. Terranova, City Attorney
Thomas Lanahan, Asst. City Manager/P&E Director
Denise McGrew, City Clerk/Admin. Services Director
Michael Grimm, Director/Building
Thomas Hughes, Director/Finance
Michele Thompson, Director/Leisure Services
Mike Porath, Director/Public Safety
Carlos Cedeño, Director/Public Works
Melody Larson, Assistant to the City Clerk

2. Pledge of Allegiance to the Flag.

Mayor Samuel J. Ferreri led the Pledge of Allegiance.

3. Comments From the Public for Agenda Items Only.

Mayor Ferreri asked if there were comments from the public; hearing none, he continued with the Agenda.

4. Agenda Approval.

- A. Additions, deletions, or substitutions to the Agenda.
- B. Motion to approve and adopt entire agenda as set.

Mayor Ferreri inquired if there were any additions, deletions or substitutions to the Agenda; hearing none, he called for a motion.

MOTION: Deputy Mayor Tharp made a motion to approve the Agenda.
Councilman Noble seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Tharp, Councilman Noble, and Councilman Pearce.

Motion carried: 3 - 0.

5. **Special Business.** None.

6. **Consent Agenda.**

A. Mayor Ferreri asked Council if they wished to pull any of the three (3) Consent Agenda items; hearing none, he called for a motion.

1. **Official Minutes:** City Council Meeting of December 15, 2014 - Denise McGrew, City Clerk.
2. **Official Minutes:** City Council Meeting of January 5, 2015 – Denise McGrew, City Clerk.
3. **Resolution No. 2015-03:** Accepting the conveyance to the City of Greenacres by Palm Beach County of approximately 0.24 acres of land located on the east side of Empire Way north of Chariot Circle, as evidenced by that certain County deed approved through County Resolution R2014-1818 and attached hereto as Attachment “1”; providing for repeal of conflicting resolutions; and providing for an effective date; pursuant to Staff Memo – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

MOTION: Councilman Pearce made a motion to approve the three (3) Consent Agenda items. Deputy Mayor Tharp seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Tharp, Councilman Noble, and Councilman Pearce.

Motion carried: 3 - 0.

7. Regular Agenda:

Site Plan (SP-13-03) Approval – Kid’s College: Site Plan approval for a Child Care Center/Preschool facility located on the southwest corner of Dillman Road and South Jog Road at 1091 South Jog Road; pursuant to Staff Memo and Staff Report - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director, noted that the site received Special Exception approval on February 4, 2013 for use as a child care/preschool facility. The site plan layout consists of 2 entrances off of Dillman and South Jog Roads, features play areas on the north, east and west sides of the property, and provides a proposed sidewalk on the northern portion of the site with the possibility for future extension toward Cholee Lake Elementary. A drop-off area will be located to the south with parking on the south and west sides of the property. The Landscape Plan includes a perimeter buffer, a 6-ft. masonry wall to the south with trees, hedges and playground areas. The floor plan includes a covered entryway, 2 small covered play areas on the east and west sides, classrooms and administrative spaces, a pitched roof, and decorative wall treatments. Mr. Lanahan stated that the proposal was reviewed by the City’s consultant team who determined it meets the Code criteria. On December 17, 2014, the Planning Commission recommended approval of this item by a vote of 5/0; therefore, staff recommends approval of SP-13-03 subject to staff’s thirty (30) conditions of approval. He added that the applicant had recently gained control of a small right-of-way north of the site from Lake Worth Drainage District (LWDD) which is now an easement that will provide the space needed to construct a sidewalk.

Mayor Ferreri called on Council members for comments.

Mayor Ferreri inquired about a 30-ft. wide section featured on the Landscape Plan located on South Jog Road that is not part of this project and asked if it belongs to the County.

Mr. Lanahan confirmed it is residual right-of-way owned by the County who considers this parcel as a hiatus between old Palm Beach County Farms plats and right-of-ways. He explained that the agent is seeking transfer/release of that property from the County and if accomplished, the site plan would be amended from the fence to the sidewalk. Mr. Lanahan suggested that a condition of approval could be added to include sodding and maintenance of the parcel if needed.

Carlos Gonzalez of Metro Architectural Group and agent for the owner, said he became aware of this piece during negotiations with LWDD who claimed ownership of the north 30 feet of the Chancellory Case 407. He explained it is a piece considered a hiatus and is part of the South Jog Road right-of-way. As projects along South Jog Road were approved, each one was abandoned. Mr. Gonzalez explained that a request for abandonment would have been done sooner had ownership occurred earlier in the process. He noted that abandonment was now being undertaken and he was in agreement with staff’s thirty (30) conditions of approval, including a new condition to sod and maintain the 30 ft. parcel as discussed.

Mr. Gonzalez asked that Condition No. 31 specify "prior to permitting" or "prior to the issuance of a Certificate of Occupancy (CO)" to avoid having to file for a site plan amendment.

Councilman Pearce reported receiving numerous phone calls from Parkside Green residents within the last 45 days who oppose this project. He mentioned he too opposes this project.

Councilman Noble could understand the reason for proposing a daycare so close to an existing elementary school and regarding the issue of traffic, those vehicles would already be existing vehicles on the road. Parents dropping off children at a daycare facility would most likely be dropping off school-age children at Cholee Lake Elementary as well.

Mayor Ferreri, who resides in the adjacent subdivision to the proposed daycare facility, reported querying neighbors about this issue. Their response was that people are dropping off siblings and school-age children in the same area and therefore had no concerns. The neighbors also believed it would be a great use for that particular site with no weekend or night interruptions.

Mr. Lanahan noted that an extensive review by the County's traffic engineer, the City's traffic engineering consultant and the applicant's engineer determined that the traffic issues being experienced by Parkside Green residents would not be a result of this project. The solution would be for Parkside Green to re-open their 2nd entrance to help alleviate traffic concerns.

MOTION: Deputy Mayor Tharp made a motion to approve Site Plan SP-13-03 (Kid's College) subject to the thirty (30) conditions of approval as presented and the addition of Condition No. 31 as follows:

31. The approximately 33-ft. wide hiatus area between the project's east property line and the sidewalk on the west side of S. Jog Road shall be sodded, irrigated and maintained by the childcare center operator.

Councilman Noble seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Tharp and Councilman Noble.
Opposed: Councilman Pearce.

Motion carried: 2 - 1.

- B. **Ordinance No. 2015-01**; First Reading; Amending the Capital Improvement Element of the City's Comprehensive Plan to reflect recent changes, as requested by the Planning and Engineering Department; providing for repeal of conflicting ordinances; providing for severability; providing for transmittal to the Division of Community Development; providing for inclusion in the Comprehensive Plan; and providing for an effective date; pursuant to Staff Memo, Staff Report and Exhibit "B" – Thomas J. Lanahan, Assistant City Manager/ Planning & Engineering Director.

Denise McGrew, City Clerk, read Ordinance No. 2015-01 into the record on first reading.

Ted Kozak, Zoning Administrator, described the annual CIE update to the City's Comprehensive Plan pursuant to state statutes and the interlocal agreement on School Concurrence. Mr. Kozak reported that in 2008, a CIE update was completed as part of the Evaluation and Appraisal Report (EAR).

Mr. Kozak reviewed the various updates to Table 1A, the City's Capital Improvement Program for 2015-2020, which include recreation, stormwater management, sewer extensions and transportation. Table 1B incorporates updates from the Palm Beach County 5 Year Road Program which include the widening of South Haverhill Road from the L-14 Canal to Lake Worth Road and the resurfacing of South Jog Road from Hypoluxo Road to 10th Avenue North for FY 2016. Table 1C includes the Palm Beach County Water Utilities Department's improvements to water treatment plants 2, 3, 8 and 9. Table 8 is the Palm Beach County School District's 5-Year Capital Improvement Plan for FY 2015-2019. He reported that no new schools were being proposed. Mr. Kozak stated staff recommends approval of CPA-15-01 through the adoption of Ordinance No. 2015-01.

Mayor Ferreri called on Council members for comments.

Mayor Ferreri asked if grant monies would be sought for the majority of work in the out years of the Original Section drainage improvement projects shown on Table 1A.

City Manager Wadie Atallah confirmed that Community Development Block Grant (CDBG) funding would be received to supplement Phase I of the project scheduled for FY 2015. He explained that grant funding would be also be sought for the construction work as well.

Mayor Ferreri informed Council members that the placement of the two (2) County road projects: the widening of South Haverhill Road and the South Jog Road resurfacing, were attributed to the efforts of Commissioners Paulette Burdick and Shelly Vana whom he lobbied heavily at the last Metropolitan Planning Organization (MPO) meeting. He urged Council members to thank them for their assistance. He voiced his concerns over County tax revenues being given to the Palm Beach Sheriff's Office (PBSO) instead of being used for local road improvements. Mayor Ferreri thanked Commissioners Burdick and Vana for moving those projects to FY 2016.

Mayor Ferreri called for a motion.

MOTION: Deputy Mayor Tharp made a motion to approve Ordinance No. 2015-01 on first reading. Councilman Noble seconded the motion.

VOTE ON THE MOTION: In Favor: Deputy Mayor Tharp, Councilman Noble, and Councilman Pearce.

Motion carried: 3 - 0.

8. **Comments from the Public.** None.

9. **Discussion Items:**

- A. **Community Center Renovation – Design Development Presentation;**
pursuant to Staff Memo - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director, provided a recap of the project from site layout, establishing the floor plan layout, adding in the mechanical systems, and establishing the exterior elevations. He noted that tonight's presentation provides the design development stage of the project.

Mark Beatty of Architecture Green, LLC, provided aerial views of the basketball courts, administrative offices, and meetings rooms with a total gross area 11,031 s.f. Mr. Beatty reviewed floor finishes of porcelain tile for the high traffic areas, carpeted squares (for easy replacement) in recreation areas, administrative offices, and banquet halls to aid with acoustics, and vinyl composition tile (VCT) for storage and workroom areas. Quarry tile would be used in the kitchen and the electrical and mechanical rooms would have concrete.

Ceiling lighting consists of indirect 2'x4' troffer fixtures with 2 bulbs at \$25/fixture for the public areas, lensed 2'x4' troffer fixtures for the storage rooms, shower, kitchen, soft fluorescent cove lighting in the administration conference room and in a transition area in one of the corridors. Lighting controls will consist of occupancy sensors on walls and the ceilings throughout, and multiple bulb controls with on/off switches would be installed in all 4 meeting rooms. The 3rd system would be LED down lights with dimmable capability. For banquets, a main control with a touch screen for total digital room control was being proposed.

A Variable Refrigerant Volume (VRV) A/C system is proposed to help reduce operating costs with a 10-ton compressor that is wired in series. The system will draw from one unit to another to meet demand. Each zone is AC/DC operated and individually controlled with each duct system having its own thermostat control. The system provides two (2) air handler units, one (1) located in the Administration area, the other in Meeting Room 4, the kitchen and each meeting room. Mr. Beatty pointed out that the VRV system would cost 15%-20% more than a standard DX system, yet runs 20-30% more efficient. The City would see the cost recovered over the life of the system.

The total project cost estimate is \$3,243,106.00, and includes a 15% contingency that will be reduced as the project progresses. Mr. Beatty presented the timeline schedule with a 90-day start time to submit construction documents with construction beginning in late June, early July.

Mayor Ferreri called on Council members for comments.

Mayor Ferreri questioned the south side adjoining the catering kitchen and the driveway servicing the dumpsters. He questioned the transformer.

Mr. Beatty pointed out the existence of a transformer and an irrigation system that were in the way. The Mayor suggested running a sidewalk from the driveway to the door of the catering kitchen to unload.

Mr. Beatty explained they were looking at paving some of the swales in order to pull up and unload.

The Mayor preferred that items be unloaded near the dumpster. He believed a sidewalk could be added behind the transformer for unloading; preventing parking on the swale.

Mayor Ferreri asked why was quarry tile being used for inside finishes instead of a better kitchen tile like an epoxy with no grout joints since they are easier to clean. It would cost the same and would be easier to maintain. He asked what materials make up the catering kitchen walls.

Mr. Beatty replied that fiberglass panels could be an option for the walls and an epoxy flooring instead of quarry tile would be a good choice.

Mayor Ferreri explained that many of his clients prefer epoxy flooring since it is easy to mop and clean. He pointed out that a number of young volunteers would be using the facility.

Mayor Ferreri suggested that the digital control A/C system be located in a more secure location like on the catering kitchen side or program storage closet especially with the rooms being used daily. He recommended that the same thing be done with the mechanical system; he wanted to make sure it is placed in the hallways away from work areas to prevent disruption. He questioned the location of the return air filters, in the ceilings?

Mike Lyndon of JLRD, noted that there are two choices, either a filter back grill or a small filter built into the unit. He recommended a filter back grill.

Mayor Ferreri agreed.

Councilman Noble asked if any renovations to the existing facility were being proposed.

Mr. Beatty reported that renovations were being made to the existing entry and reception areas. He noted that there is currently one window. With the renovations, three windows are being proposed with a new wrap-around counter space. The existing Meeting Room 4 would be opened up to create a new parent waiting area. The reception area would also be retiled.

Councilman Noble was concerned whether the existing 3 meeting rooms, the gym and the A/C system; would be improved. He was concerned about the old and new sections of the building being visibly noticeable.

Mr. Lanahan reported that the A/C system had recently been replaced and the lighting and finishes beyond the lobby area are beyond the scope of this project. He noted that during the Community Hall and 500 Perry Avenue renovations, an alternate was included in the budget to paint the interior of the building. He suggested that the City could take a similar approach with the Community Center renovation. If the project and funds allow, it could be factored in if the Mayor and Council so desired.

Mayor Ferreri agreed and believed it was a good idea and asked that an alternate be added to the bid.

Councilman Noble wanted to delay the projected due to the current economic environment even though interest rates appeared low and it would make sense to borrow before they rise. He was concerned with a major economic disruption which would cause property values to spiral down again which would affect revenue and the ability to pay back a loan. He expected the market to change within the next 6 months to a year and a half and urged Council members to consider delaying the project until then.

Councilman Pearce disagreed stating that the Community Center renovation was commodity driven and construction materials would not be getting any cheaper. He was concerned with the loan call features with banks or financial institutions being taken over. He was concerned with geopolitical ramifications. This is a small job and he anticipated cost overruns to reach \$3,400,000 and \$3,600,000. He asked Mr. Beatty his thoughts on delaying construction versus building now.

Mr. Beatty agreed that construction costs would not get any cheaper. Originally, the project was down to the \$2,600,000 range, plus the \$100,000 for kitchen equipment, plus the \$300,000 in contingency; he considered that a good cushion. He pointed out that everyone is working hard to control costs.

Mayor Ferreri called for a consensus on the current direction of the project. All Council members agreed on the current direction. He urged Council to wait until the first quarter ended to see how the City's revenue numbers fair. Perhaps half of the \$3.2 million could be borrowed.

10. Staff Comments:

A. City Manager's Report.

"Love on the Lawn"

City Manager Wadie Atallah announced that this event is scheduled for Saturday, February 14, 2015, between 4:00 pm-5:30 pm at Community Park. Music will be provided by the John I. Leonard High School orchestra.

"Daddy/Daughter Dance"

Mr. Atallah announced that tickets to the Daddy/Daughter Dance are still available and on sale. The dance will be held February 21, 2015, at the Community Center from 6:30 pm – 9:30 pm.

10th Avenue North Lane Closures

Mr. Atallah reported that the City's contractor has completed a major portion of the project that required the closure of 10th Avenue North. He reported it has now been re-opened, with only periodic lane closures for pavement restoration. He reported that this project was completed earlier than anticipated.

B. City Attorney's Report. None

11. Mayor and City Council Reports.

Kid's College Sidewalk

Councilman Noble asked if it would be possible to obtain a grant to continue construction of the sidewalk up to Cholee Lake Elementary.

Mr. Lanahan explained that the necessary 5 ft. strip of land would need to be acquired from the Lake Worth Drainage District (LWDD). He explained that even though a portion of that right-of-way is now considered "surplus", the LWDD does not give their land away for free. He stated that as for grant sources, the scope of work is estimated at \$30,000 - \$50,000. One grant source would be the "Local Initiative" through the Metropolitan Planning Organization (MPO). However, the City's project is too small to qualify since the minimum cost for that grant is \$250,000 and is typical of other grant sources as well. Mr. Lanahan explained that finding grant funding may prove difficult due to the scale of the project.

Mr. Lanahan suggested that during the FY 2016 budget preparation, this project could be proposed to Council. With an estimated 200 children crossing Dillman Road twice to get to school, safety would be greatly enhanced. The City can explore other options, as it would be a worthwhile project for the City to pursue.

Mayor Ferreri pointed out that this project is necessary for children's safety. He reported suggesting to the MPO that they lower their grant thresholds and offer mini grants. In speaking to the MPO director, the Mayor also suggested making improvements City-wide as part of a Master Plan, perhaps a bike path on Biscayne Canal could be built that could be called, "Connecting Schools". He believed a path on the west side of Olive Tree on the 80 ft. right-of-way to connect Okeeheelee Park with Cholee Lake Elementary would be good for the children, the neighborhood, and traffic.

City Hall Parking Lot Restriping

Councilman Pearce asked Mr. Atallah for an update on the restriping of the City Hall parking lot. He asked if the re-striping would be done by staff or outsourced.

Mr. Atallah reported that pressure cleaning the exterior of the buildings was completed. Other projects with more pressing deadlines had taken precedence; therefore, the re-striping would be scheduled in the next couple of months. A price comparison would be conducted to see whether to subcontract the work or have it done in-house. He pointed out that by doing it in house, it would take longer due to the number of projects already scheduled for FY 15.

Councilman Pearce pointed out that if it was done on a weekend, say a day and a half worth of work; we're talking about simple paint, right?

Mr. Atallah explained it does not require simply thermal plastic striping, it requires regular paint; however, pressure cleaning the sidewalks was scheduled first.

Councilman Pearce asked if the City could do two things at once.

Mr. Lanahan explained that some of the striping had algae growth that required removal and the bumpers were done several weeks earlier. He reported that not only was City Hall completed, but other City buildings as well, and expected it to be completed within the next couple of months.


"Love on the Lawn"

Mayor Ferreri stated he was pleased to see the rebirth of this nice event and urged residents to support their local high school orchestra on February 14th by bringing their significant other to enjoy an inexpensive musical event. The Mayor will be wearing his tuxedo and will be handing out red roses to all the ladies in attendance.

12. Adjournment.

Mayor Ferreri inquired if there were any additional comments; hearing none, he adjourned the meeting at 8:22 p.m.

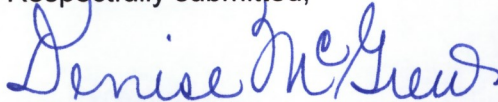
CITY COUNCIL



Samuel J. Ferreri
Mayor

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Respectfully submitted,



Denise McGrew,
City Clerk/Administrative Services Director

Date Approved: 3-2-15