

CITY OF GREENACRES

OFFICIAL MINUTES TRACKING

Council/Board:

City Council & FY 2016 Budget Hearing

Meeting Date:

9-3-15

Transcribed by:

muf

No. of Pages:

19

Transcription Time:

11.25

REVIEW OF MINUTES

Reviewed By:

Name/Initials	Date	Revisions	
Dmc	9-15-15	<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:

10-5-15

Motion By:

Pearce

Seconded By:

Lugo

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 & FY 2016 Budget Hearing
Thursday, September 3, 2015- 7:00 PM

1. Call To Order and Roll Call.

Mayor Ferreri called the City Council Meeting and FY 2016 Budget Hearing of Thursday, September 3, 2015 to order at 7:03 p.m. Denise McGrew, City Clerk/Administrative Services Director, called the roll.

ROLL CALL:

Council Present:

Samuel J. Ferreri, Mayor
Jonathan G. Pearce, Deputy Mayor
Lisa Rivera, Councilwoman
Peter A. Noble, Councilman
Judith Dugo, Councilwoman
Paula Bousquet, Councilwoman

Attendees from Public: 14
Press: 1

Staff Present:

Wadie Atallah, City Manager
James D. Stokes, 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
Teri Beiriger, Budget Analyst/Finance
Melody Larson, Assistant to the City Clerk

2. Pledge of Allegiance to the Flag.

Mayor Samuel J. Ferreri led the Pledge of Allegiance.

3. First Hearing - FY 2016 Proposed Budget.

A. Ordinances:

1. **PUBLIC HEARING: Ordinance No. 2015-24:** First reading; establishing a taxable valuation and levying an ad valorem tax on property located within the Corporate Limits of Greenacres, Florida, for the year ending December 31, 2015; providing for repeal of conflicting ordinances; providing for

severability; and providing for an effective date; and pursuant to Staff Memo – Thomas Hughes, Finance Director.

City Clerk Denise McGrew read Ordinance No. 2015-24 into the record on first reading.

Finance Director Tom Hughes presented the proposed millage rate of 6.0854 mills and a taxable valuation of \$1,401,140,341 effective October 1, 2015. The Certified Taxable Value of \$1,401,140,341 issued by the Palm Beach County Property Appraiser's Office on July 1, 2015, is 9.96% higher than in FY 2015 and provides a \$126,866,828 increase in property values compared to FY 2015. The proposed millage rate of 6.0854 mills is 21.51% higher than the rollback rate of 4.9671 mills, or the same rate needed to generate the same amount of property tax revenues as in FY 2015. The proposed millage levy of 6.0584 mills is also 11.6% greater than the current 5.4282 mills and will generate \$8,185,439 in ad valorem revenue; \$1,514,123 more than in FY 2015. The tentative millage rate will create a deficit of \$3,520,003 in the General Fund that can be covered by closing the Budget Stabilization Reserve, using a portion of the Emergency and Disaster Reserve, and a portion of the Unassigned Reserve. Therefore, staff recommends approval of Ordinance 2015-24.

Mayor Ferreri called on Councilmembers for comments.

Councilmembers reviewed a breakdown of the \$5 million in expenditures for FY 2016, the actual budget increase of \$400,000 following \$3.3 million in one-time fund transfers for the Community Center Expansion, projected deficits in FY 2017 and additional CIP projects,

Mayor Ferreri called on Council members for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-24 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Councilwoman Dugo made a motion to approve Ordinance No. 2015-24 on first reading. Deputy Mayor Pearce seconded the motion.

Discussion on the Motion:

Councilman Noble voiced his concern over losing personnel to PBSO and the impacts on the City's budget. He recommended a proposed millage rate of 4.9597 mills.

**VOTE ON
THE MOTION:**

In Favor: Deputy Mayor Pearce, Councilwoman Rivera, and Councilwoman Dugo.

Opposed: Councilman Noble and Councilwoman Bousquet.

Motion carried: 3 - 2.

2. **PUBLIC HEARING: Ordinance No. 2015-25:** First reading; adopting an operating budget for the Fiscal Year beginning October 1, 2015 and ending September 30, 2016; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date; and pursuant to Staff Memo – Thomas Hughes, Finance Director.

City Clerk Denise McGrew read Ordinance No. 2015-25 into the record on first reading.

Mr. Hughes presented Council with a proposed operating budget of \$34,414,486 that reflects budget increases in expenditures from \$28.8 million in FY 2015 to \$34.4 million in FY 2016. He stated staff recommends approval of Ordinance No. 2015-25.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-25 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

**MOTION TO
LAY ON THE
TABLE:**

Councilwoman Rivera made a motion to table Ordinance No. 2015-25 until Council Policy No. 18 had been decided. Deputy Mayor Pearce seconded the motion.

**VOTE ON
THE MOTION:**

In Favor: Deputy Mayor Pearce, Councilwoman Rivera and Councilwoman Dugo.

Opposed: Councilman Noble and Councilwoman Bousquet.

Motion carried: 3 - 2.

4. 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.

5. 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 Pearce made a motion to approve the Agenda. Councilwoman Dugo seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, Councilwoman Dugo, and Councilwoman Bousquet.
Opposed: Councilman Noble.

Motion carried: 4 - 1.

6. **Special Business.** None.

7. **Consent Agenda.**

- A. Mayor Ferreri asked Council if they wished to pull the one (1) Consent Agenda item; hearing none, he called for a motion.

- 1. **Official Minutes:** City Council Meeting of August 10, 2015 – Denise McGrew, City Clerk.

MOTION: Deputy Mayor Pearce made a motion to approve the one (1) Consent Agenda item. Councilwoman Dugo seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

8. **Regular Agenda:**

- A. **PUBLIC HEARING:** **Ordinance No. 2015-09:** Second Reading; Amending the future land use map of the future land use element of the City's Comprehensive Plan, to change the future land use designation of two parcels of land totaling approximately 1.443 acres, located approximately 350 feet east of the E-3 canal along the north side of Lake Worth Road, from Residential-Low Density (RS-LD) to Commercial (CM), as requested by the petitioner, Urban Design Kilday Studios, agent for the owner, Vistalmar Investments, LLC; 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 and Staff Report – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Denise McGrew, City Clerk, read Ordinance No. 2015-09 into the record on second reading.

Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director, explained that this proposal is the first of a total of four inter-related items for one project. He stated that this proposal is to change the future land use designation of two parcels of land from RS-LD to CM. Mr. Lanahan reported that the proposal satisfies concurrency; meets all Levels of Service; meets traffic impacts; is compatible with the surrounding area and is consistent with the City's Comprehensive Plan and the intent of the Lake Worth Urban Corridor to encourage larger development/redevelopment along Lake Worth Road. The Local Planning Agency recommended approval on August 5, 2015; therefore, staff recommends approval of CPA-15-04 through the adoption of Ordinance No. 2015-09.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor, or opposed to Ordinance No. 2015-09 to come forward.

Joe Wagner of 129 Fleming Avenue, located behind the subject site, expressed his concern over how a variance was obtained for the site. He explained that no one had contacted him or his family members to see if they were interested in selling. When he questioned the sale, erroneous phone numbers were provided and they did not receive notification of the proposed Greenacres Nissan. He pointed out that the variance recently granted would impact his property which is now land-locked, and only when the hotels are sold will he be able to sell his property.

Mayor Ferreri asked if proper City notification was provided to surrounding property owners.

Mr. Lanahan clarified that Mr. Wagner was not referring to City public notices; he was referring to him not being notified by the realtor who assembled the subject parcels.

John Wagner, property owner to the east of the subject site for the past 56 years, voiced his concern over an existing power pole on the site that provides electrical service to his home. He wanted to know how and when the developer would be handling the underground installation. Another item of concern was the ficus trees that share property boundaries, the dry retention pond under the proposed parking deck which is 30 ft. from his house, and the potential for producing mosquitos. Mr. Wagner provided Councilmembers with photos of similar retention ponds (Braman).

Mayor Ferreri suggested adding conditions of approval to address the Wagner's concerns. He closed the meeting to the public and called for a motion.

MOTION: Deputy Mayor Pearce made a motion to approve Ordinance No. 2015-09 on second reading. Councilman Noble seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

- B. **PUBLIC HEARING:** **Ordinance No. 2015-10:** Second Reading; Approving the application for a zoning change for four parcels of land totaling approximately 2.799 acres, located approximately 350 feet east of the E-3 canal along the north side of Lake Worth Road, from Residential Low-3 (RL) to Commercial Intensive (CI), and for one parcel of land totaling approximately 1.741 acres, located at 5385 Lake Worth Road, from Commercial General (CG) to Commercial Intensive (CI), as requested by the petitioner, Urban Design Kilday Studios, agent for the owners, Vistamar Investments, LLC and Professional Golf Car Corporation of Florida; providing for changes to the official zoning map; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date; pursuant to Staff Memo and Staff Report – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Denise McGrew, City Clerk, read Ordinance No. 2015-10 into the record on second reading.

Mr. Lanahan described the 2nd proposal to rezone four (4) parcels of land from an RL-3 to a CI zoning designation to allow for a car dealership. He stated the proposal is consistent with the surrounding future land uses; the proposal meets the ten (10) zoning change criteria, and complies with the Overlay Zone. The Planning Commission recommended approval on August 5, 2015; therefore, staff recommends approval of ZC-15-04, through the adoption of Ordinance No. 2015-10.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-10 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Deputy Mayor Pearce made a motion to approve Ordinance No. 2015-10 on second reading. Councilwoman Bousquet seconded the motion.

VOTE ON THE MOTION: **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

- C. **PUBLIC HEARING:** **Resolution No. 2015-13:** Approving the application for a special exception to allow a motor vehicle dealership in a Commercial Intensive (CI) zoning district, located approximately 350 feet east of the E-3 canal on the north side of Lake Worth Road at 5385 Lake Worth Road, as requested by the petitioner, Urban Design Kilday Studios, agent for the owners, Vistalmar Investments, LLC and Professional Golf Car Corporation of Florida; providing for repeal of conflicting resolutions; and providing for an effective date; pursuant to Staff Memo and Staff Report – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Denise McGrew, City Clerk, read Resolution No. 2015-13 into the record.

Mr. Lanahan noted that this proposal encompasses the entire 6-acre site and is a request to allow a motor vehicle dealership in a CI zoning district. The concept plan shows several existing buildings to be demolished to allow for a 47,764 sq. ft. car dealership, perimeter landscaping and buffers surrounding the adjacent residential property. The proposed hours of operation are from 7:30 am to 6:00 pm daily for the service/parts department and 9:00 am to 9:00 pm daily for sales/showroom. Mr. Lanahan reported that the proposal meets the twelve (12) special exception criteria in addition to specific motor vehicle criteria. The Planning Commission recommended approval on August 5, 2015; therefore, staff recommends approval of SE-15-02 through the adoption of Resolution 2015-13, subject to staff's six (6) conditions of approval.

Mayor Ferreri called on Councilmembers for comments. He questioned outdoor lighting and overspill onto adjacent residential parcels.

Mr. Lanahan stated that the minimum lighting requirements are .33 ft. candles along the property line, and a 12-to-1 minimum ratio in the parking lot. The overnight security lighting can run at full strength while the dealership is closed. He noted that Council can allow slightly higher lighting along Lake Worth Road for business purposes and security, especially in the rear.

Mayor Ferreri called on the petitioner to accept the conditions of approval.

Chris Barry of Urban Design Kilday Studios acknowledged his agreement of staff's six (6) conditions of approval.

Mayor Ferreri opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Resolution No. 2015-13 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Deputy Mayor Pearce made a motion to approve Resolution No. 2015-13, including the six (6) conditions of approval. Councilwoman Dugo seconded the motion.

**VOTE ON
THE MOTION:**

In Favor: Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

- D. **Site Plan (SP-15-02) Approval – Greenacres Nissan:** Site Plan approval for a motor vehicle dealership located approximately 350 feet east of the E-3 Canal on the north side of Lake Worth Road at 5385 Lake Worth Road; pursuant to Staff Memo and Staff Report - Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Mr. Lanahan noted this was the last of the four petitions for this project. The proposed motor vehicle dealership is slightly under 47,000 sq. ft. in size with 2 entrance points off of Lake Worth Road, the east entrance for customers, the west entrance for employees, a total of 328 parking spaces including 224 for inventory/service spaces meet parking requirements, a new vehicle showroom, a 3-lane service and parts area, a showroom on the south side and administrative offices on the north and northwest corner, an enclosed walled dumpster enclosure, perimeter wall, elevations consistent with a modern-style building with an aluminum panel roof system and a high end finish. The lighting plan meets code requirements and minimizes glare, provides a landscaped perimeter buffer that exceeds code, a 6 ft. perimeter wall will separate John Wagner's site with 12 ft. trees/hedges to provide vertical screening. Similar buffers are along the south end and are internal to the site. Paving and drainage will be interconnected piping and exfiltration connections will be to a dry retention area with a concrete deck above and a gravel bottom. Outfall will be into FDOT's system on Lake Worth Road and water will be treated onsite through percolation. Water and sewer includes a private lift station for sanitary sewer and a public water system will connect to the north and multiple mains will service the site. The Planning Commission recommended approval on August 5, 2015, therefore, staff recommends approval of SE-15-02 through the adoption of Resolution No. 2015-13, subject to staff's thirty-one (31) conditions of approval.

Mayor Ferreri called on the applicant for comment.

Chris Barry stated he was in agreement with staff's thirty-one (31) conditions of approval. Mr. Barry provided a brief presentation to address some of the neighbor's concerns. He noted that the buffering along the north property line will be a 25 ft. buffer with a 6 ft. wall and on the sides there will be a 15 ft. buffer with a 6 ft. wall, along Lake Worth Road will be a 20 ft. buffer. Public concerns have been over the lack of contact to sell their property. FPL has been contacted by the electrical engineer to review service to Mr. Wagner. Other issues of concern were drainage flow, existing trees, location of the dry retention area to Mr. Wagner's existing potable water well and mosquitos.

Additional topography maps were drawn to determine the height of the property; in fact, the subject site is slightly lower with drainage from the north and west. The solution could be to install yard drains outside the wall to accept the historical drainage flow and pipe it into the internal drainage system.

The Stevens had voiced their concerns over 4 existing oak trees and their root systems affecting their septic system due to the proximity to the northern property line. The

petitioner is suggesting removal of the trees entirely. The large ficus tree to the north will also be removed.

Mr. Barry noted that another area of concern was the location of the dry retention area, mosquitos and the minimum 75 ft. separation requirement from a potable water well. The petitioner contacted the South Florida Water Management District and the PBC Health Department and learned that the separation requirement was for lakes, not potable water wells.

Addressing the parcel assemblage and the parking deck above the dry retention area, Mr. Barry stated it was challenging to design the building on an irregular shaped property. Inventory was important to the client. A large portion of the drainage system is underground in the form of an exfiltration trench. In the event of a storm, the water will enter the trench first then into the dry retention area which should help alleviate Mr. Wagner's concerns.

Civil Engineer Jay Huebner, explained that this project was designed with an extensive exfiltration trench that sits under a parking lot and allows water to percolate into the ground. He verified with the South Florida Water Management District (SFWMD) that dry retention areas must be located at least 1 ft. above the water table elevation. The ground level under the parking deck is 1 ft. above the water table elevation and the exfiltration trench is 1 ft. below that elevation. The dry retention area will hold large amounts of water temporarily but it will eventually drain into the exfiltration system and discharge into the Lake Worth Road outfall.

Mayor Ferreri asked if a different system in lieu of the dry retention area could be considered, perhaps one that percolates on the sides. He also questioned the top elevation in relation to the height of the vehicles and neighboring properties. He asked staff to add a condition of approval relating to the wall elevation.

Mr. Huebner explained his client was trying to keep the area as dry as possible. He was familiar with the type of system mentioned and had used it in the past with unfavorable results. It was his belief that the proposed system was a better solution. The top elevation is consistent with the building floor elevation. The ground elevation is 18.5 ft. which provides a 1.5 ft. difference.

Mr. Lanahan agreed to modify Condition No. 12 requiring the wall in the area of the parking deck to be installed six (6) feet above the deck elevation.

Discussion between Chris Barry, Mayor Ferreri, Mr. Atallah and Mr. Lanahan followed about the type of enclosure to be used. It was decided that a screened chain-link fence and a gate to provide sufficient light, ventilation, and maintenance would be needed.

Mr. Huebner addressed the concern over the proximity between a potable water well and the dry retention area and verifying with the SFWMD and the PBC Health Department there was no 75 ft. separation requirement.

Mayor Ferreri asked Mr. Barry if the petitioner would accept a condition of approval requiring the relocation of the power pole prior to issuance of a building permit. He also wanted to add a condition addressing property owner permission to install the necessary yard drains.

Mr. Barry was in agreement with such a condition. Mr. Huebner stated as long as the adjacent property owners are willing to grant a temporary construction easement, it would not pose a problem.

Mayor Ferreri, Mr. Barry, and Deputy Mayor Pearce discussed the lighting levels for security/insurance purposes.

Deputy Mayor Pearce, Mr. Lanahan and Mr. Barry discussed adding a condition of approval addressing the removal/replacement of trees on the site per Code. Mayor Ferreri suggested that the Wagner's meet with Mr. Lanahan to resolve the tree issues following the possible approval.

John Wagner asked if it would be possible to move the dry retention area out onto Lake Worth Road, leaving the exfiltration trench next to his property.

Mr. Lanahan pointed out that the exfiltration system runs throughout the entire site and the Code does not specifically address the issue. Council could find that the potential offsite impacts would be unacceptable by doing so. He admitted this site has some interesting operation nuances.

Councilmembers discussed tabling this item, approving this item with conditions of approval, consider purchasing additional property, future expansion, and removal of the four ficus trees on the Steven's property.

A review of the conditions of approval included modifying Condition No. 12 stating that the parking deck wall shall be 6 ft. above the deck elevation; adding No. 32 relating to the insect screen be provided along the open end of the area under the deck, add No. 33 to address the relocation of the electrical and overhead utility service to John Wagner's house prior too issuance of a building permit; add No. 34 to include yard drains be added to the northwest corner of the site to pick up historical drainage flow; add No. 35 requiring the security lighting north of the last row of inventory parking be lowered after hours, add No. 36 to remove the four (4) live oaks on the Stevens' property and replace them with mitigation requirements of the Code; and possibly adding a new condition (No. 36) addressing the new parking deck issue which would eliminate Conditions No. 12 and No. 32.

Mr. Barry did not agree with trying to obtain additional property since it would put his client in a difficult position since they hired a real estate broker to secure the current six parcels. The civil engineer has worked on this for months and timing is of the essence. He asked Council to grant staff the discretion of providing a different drainage solution.

MOTION: Deputy Mayor Pearce made a motion to approve SP-15-02, subject to the thirty-six (36) conditions as amended. Councilwoman Dugo seconded the motion.

VOTE ON **In Favor:** Deputy Mayor Pearce, Councilwoman
THE MOTION: Rivera, Councilman Noble, Councilwoman Dugo, and
 Councilwoman Bousquet.

- E. **PUBLIC HEARING: Ordinance No. 2015-15:** Second Reading; Changing the date of the March 2016 General Election to coincide with the statewide Presidential Preference Primary; providing for a qualifying and filing period; providing for the City Clerk to provide a copy of this Ordinance to the Palm Beach County Supervisor of Elections; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date; pursuant to Staff Memo – Denise McGrew, City Clerk/Administrative Services Director.

Denise McGrew, City Clerk, read Ordinance No. 2015-15 into the record on second reading.

Deputy Mayor Pearce asked Palm Beach County Supervisor of Elections Susan Bucher to report on any new solutions other municipalities may have devised since they last spoke about the Presidential Preference Primary (PPP).

Ms. Bucher explained that for those unfamiliar with the election process, the State Legislature has historically moved municipal election dates during a PPP. The year 2004 was the last time municipal elections were piggy-backed onto the PPP; prior to that, it was done every four (4) years. State statutes allow cities to move their election dates to coincide with the PPP. Ms. Bucher pointed out there would be substantial savings to cities and the increase in voter turnout are just two of the benefits. She noted that the Legislature realized that the political parties were being penalized since Florida adhered to party rules, forcing convention votes to be discounted. It was then that a law was passed to take the elections back to March which is now known as the Presidential Preference Primary. Her office not only handles the county, state and federal elections, but the 38 municipal elections as well with the exception of the Town of Palm Beach. She assured Council that the cost of the 2016 Municipal Election would be much lower; however, the voter turnout would receive national attention. The cost of non-partisan ballots and translation fees would still apply. She noted that local schools would not be closed.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-15 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Deputy Mayor Pearce made a motion to approve Ordinance No. 2015-15 on second reading. Councilwoman Bousquet seconded the motion.

VOTE ON **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera,
THE MOTION: Councilman Noble, Councilwoman Dugo, and Councilwoman
 Bousquet.

Motion carried: 5 - 0.

Ms. Bucher thanked the Mayor and Council and congratulated them on having such a professional and knowledgeable City Clerk with many years of service who is a pleasure to work with during the election cycle.

Mayor Ferreri thanked Ms. Bucher for improving the communication between poll workers and the SOE.

- F. **PUBLIC HEARING:** **Ordinance No. 2015-22:** Second Reading; Amending Chapter 7, Sections 7-1 and 7-3 of the City of Greenacres Code, as it pertains to emergency medical service transport rates; providing for repeal of conflicting ordinances; providing for severability; providing for inclusion in code; and providing for an effective date; pursuant to Staff Memo – Thomas Hughes, Finance Director.

Denise McGrew, City Clerk, read Ordinance No. 2015-22 into the record on second reading.

Finance Director Tom Hughes presented Ordinance No. 2015-22 amending Chapter 7 Emergency Medical Services (EMS) Transport Rates. He reported that at the direction of Council, effective October 20, 2015, the transport rate will rise incrementally through FY 2018 and will mirror Palm Beach County's ordinance governing dates and rates of change. The projected annual revenue is \$95,000. He stated staff recommends approval of Ordinance No. 2015-22.

Mayor Ferreri called on Councilmembers for comments; hearing none, he opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-22 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Deputy Mayor Pearce made a motion to approve Ordinance No. 2015-22 as presented. Councilwoman Bousquet seconded the motion.

Discussion on the Motion:

Councilman Noble pointed out that the projected \$95,000 will ultimately be paid by the residents. With as many senior citizens on fixed incomes he was opposed to the rate change. Mayor Ferreri agreed, and believed that the collection rates would decrease as a result of this Ordinance. Councilwoman Bousquet questioned if this Ordinance would affect the usual and customary rates insurance companies will pay, leaving the balance to be paid by the citizens.

Mr. Hughes explained that the policy for collections had not changed and the patient is responsible for paying the unpaid portion insurance companies, Medicare and Medicaid do not pay. If unpaid after 180 days, the account goes to Collections.

The Mayor, Council, and Mr. Hughes discussed the ceiling insurance companies will pay and the difference being passed on to citizens.

VOTE ON **In Favor:** Deputy Mayor Pearce, Councilwoman
THE MOTION: Rivera, Councilwoman Dugo, and Councilwoman
 Bousquet.
 Opposed: Councilman Noble.

Motion carried: 4 - 1.

- G. **Award of Bid No. 15-002:** Award of Bid No. 15-002 to the lowest responsive, responsible bidder, Sisca Construction Services, LLC, for the base bid amount of \$2,499,900.00, Alternate No. 1 in the amount of \$222,250.00 and Alternate No. 2 in the amount of \$13,825.00, with a contract completion time of 275 calendar days; pursuant to Staff Memo and Bid Tabulation – Thomas J. Lanahan, Assistant City Manager/Planning & Engineering Director.

Mr. Lanahan reported that the design of the Community Center expansion was a CIP project that was budgeted in FY 2014 and the construction was in the FY 2015 budget. Design proposals were presented to Council in September and November of 2014, and February and June of 2015. He reported that the project was advertised for bid on June 28, 2015 and the bid opening was held on July 29, 2015 with 7 bidders, Sisca Construction Services, LLC being the lowest bidder. The total cost of the project includes Alternates 1 and 2 at a cost of \$2,275,975, with a completion date of 275 days. Mr. Lanahan reported that on July 6, 2015, Council approved a transfer from the Budget Stabilization Reserve to fund the project. At the August 18, 2015 Budget Planning Workshop, Council included this project in the FY 2016 Budget. Mr. Lanahan noted that the \$3.5 million would be sufficient to award the bid, and cover the cost of furniture, kitchen equipment and contingency. He stated staff recommends award of Bid 15-002 to Sisca Construction Services, LLC.

Mayor Ferreri called on Councilmembers for comments.

Deputy Mayor Pearce asked if the project would have a project manager and supervisor. He asked about communication between the City and the contractor.

Mr. Lanahan explained that staffing would be decided by the contractor. He explained periodic meetings are usually held to discuss the progress of the project. His one concern was over the sequence of work to be done and foresees the 525 Swain Boulevard building being used as their temporary office or the contractor may want to demolish the site first. Building inspections will be conducted by the City.

Councilwoman Rivera noted that \$3.5 million was budgeted for the project yet the actual cost is \$3.2 million. She questioned the difference.

Mr. Lanahan explained that the bid is \$2.7 million; however other components involve including security cameras, furniture, an A/V system, and contingency that add up to \$3.5 million.

MOTION: Councilwoman Dugo made a motion to approve Bid
Award 15-002 awarding the bid to Sisca Construction
Services, LLC in the amount of \$2,275,975. Deputy
Mayor Pearce seconded the motion.

VOTE ON **In Favor:** Deputy Mayor Pearce, Councilwoman
THE MOTION: Rivera, Councilman Noble, Councilwoman Dugo, and
 Councilwoman Bousquet.

Motion carried: 5 - 0.

Mayor Ferreri called for a short recess.

H. **Council Policy No. 18:** Fund Balance Policy; pursuant to Staff Memo – Thomas Hughes, Finance Director.

Mr. Hughes reported that Council recently directed staff to move certain reserves in the General Fund to cover revenue shortfalls and provide funding for the Community Center expansion and other CIP projects. Such action requires revising Council Policy No. 18. The proposed revisions would eliminate the Budget Stabilization Reserve in lieu of borrowing \$2 million for the expansion, and reduces the Emergency Disaster Reserve from 10% of total budgeted operating expenditures to \$1 million. Mr. Hughes stated staff recommends approval of Council Policy No. 18 as amended.

Mayor Ferreri called on Councilmembers for comments.

Discussion followed on moving funds into the Unassigned Fund Balance, leaving \$1 million in the Emergency Disaster Reserve, the Pension Plan, the Compensated Absences Reserve, concerns with overspending and the future of the economy in the next 6 months to a year, Unassigned Reserves and its use by Council, moving the Unassigned Reserves, the required 25% in Unassigned Reserves, advantage of having categories, annual deficit and uncontrolled costs.

MOTION: Councilwoman Bousquet made a motion to approve
 Council Policy No. 18 as amended. Councilwoman Rivera
 seconded the motion.

VOTE ON **In Favor:** Deputy Mayor Pearce, Councilwoman
THE MOTION: Rivera, Councilman Noble, Councilwoman Dugo, and
 Councilwoman Bousquet.

Motion carried: 5 - 0.

Mayor Ferreri brought back Agenda Item 3.A.2 Ordinance No. 2015-25 to the Council for review and called for a motion to Take from the Table.

MOTION TO Councilwoman Dugo made a motion to take from the
TAKE FROM table. Councilwoman Rivera seconded the motion.
THE TABLE:

**VOTE ON
THE MOTION:** **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, Councilman Noble, Councilwoman Dugo, and Councilwoman Bousquet.

Motion carried: 5 - 0.

Mayor Ferreri opened the meeting to the public. He asked if anyone was in favor of, or opposed to, Ordinance No. 2015-25 to come forward. Seeing no one come forward, he closed the meeting to the public and called for a motion.

MOTION: Councilwoman Dugo made a motion to approve Ordinance No. 2015-25 on first reading. Councilwoman Rivera seconded the motion.

**VOTE ON
THE MOTION:** **In Favor:** Deputy Mayor Pearce, Councilwoman Rivera, and Councilwoman Dugo.
Opposed: Councilman Noble and Councilwoman Bousquet.

Motion carried: 3 - 2.

9. Comments from the Public.

Wilneeda Emmanuel of 413 Island Shores Drive, suggested holding neighborhood association meetings, offering a Taste of Greenacres during the month of September when restaurant business is slower, and also suggested bringing back a City parade. As a strong advocate of millennials, she asked if there was an internship program available for high school and college students. Ms. Emmanuel also believed social media is important to boost the City's image and attract more people. She was also interested in boosting tourism.

Discussion followed about reinstating the quarterly homeowner association meetings, and the reason for cancelling them due to more staff being present than homeowners.

10. Discussion Items: None.

11. Staff Comments:

A. City Manager's Report:

Live Streaming of Council Meetings

Mr. Atallah reported that the cost of acquisition (equipment) and service (stream) to provide live streaming of Council meetings would be \$27,800 for the first year, with a recurring \$7,000-\$10,000 annual cost. Staff would need to operate and maintain the system.

Councilwoman Rivera asked if I.T. staff could help lower the costs.

Mr. Atallah said no, because the streaming service provider handles the transmission of the images through the City's website; there is nothing for staff to handle.

Discussion followed on the government channel and franchise agreements and the new streaming services would eliminate the need for such agreements.

Mayor Ferreri called for a consensus for staff to prepare a bid package.

Councilwoman Bousquet: Not a good idea.

Councilman Noble: Not a good idea.

Councilwoman Rivera: Not a good idea.

Deputy Mayor Pearce: It was his idea.

Councilwoman Dugo: No.

Mr. Atallah reminded Council that the next City Council Meeting and FY 2016 Budget Hearing will be September 16, 2015 and that the Truth-In-Millage ad was published.

B. **City Attorney's Report.** None.

12. Mayor and City Council Reports.

Signs and the City Sign Code

Deputy Mayor Pearce received a complaint about the required colors of the AT&T sign for their store on Lake Worth Road and he requested that Ordinance No. 2010-14 be placed on the next agenda as a discussion item.

Mayor Ferreri explained that the Sign Code was in place since 1999 and was created to add uniformity in plazas.

Mr. Lanahan reported that in 2010, revisions to the Sign Code were added to clarify language and provide uniformity for each commercial center. Before that time, the Community Appearance Committee would review requests from individual plaza owners that would add conditions of approval. He noted that corporate logos receive 25% of the face area for any logo in any color, and the remainder of the sign must match the plaza colors. Mr. Lanahan noted that numerous corporations and national brands have passed through this process (e.g. Sprint, Cingular, Pizza Hut, UPS, and Rent-A-Center). The applicant for AT&T was advised to apply for a sign permit and submit their blue and white globe on 25% of the face area, but they chose not to do so. They objected against using red, which has been the plaza color since 2012. In April 2015, AT&T started asking questions.

Mayor Ferreri cautioned that these matters are better handled by staff administratively otherwise Council would be hearing from other companies about their signs.

Mayor Ferreri polled Council to see if they wanted to add this issue as a discussion item.

Councilwoman Bousquet: No.

Councilwoman Dugo: No.

Councilwoman Rivera: No.
Councilman Noble: No.

Deputy Mayor Pearce asked if he could direct the City Attorney to contact AT&T and advise them that Council was not interested in addressing the matter.

City Attorney James Stokes reported speaking with AT&T's Director of Government Relations. He offered to meet with Mr. Lanahan to discuss the matter further.

Councilwoman Rivera believed that a corporation should be allowed to use their corporate sign because it attracts business to Greenacres. She wanted to have future discussions related to signage. She could not understand why national companies could not be accommodated. She thanked City Clerk Denise McGrew for having the 911 flag framed.

Mr. Lanahan noted that the sign code was adopted in 1999 and amended in 2010.

Discussion followed about accommodating the desires of corporations versus the City Code and amending the Code.

City Board Appointments

Deputy Mayor Pearce asked the City Manager to explain board appointments.

Mr. Atallah explained that interested parties complete a board volunteer application; the Mayor meets with the applicant and provides an overview of the process. The Mayor then submits his recommendation to Council for appointment/re-appointment.

Deputy Mayor Pearce pointed out that if a Councilmember wants to appoint a person to a City board, that person can be appointed. He asked the City Attorney if it is the Council's duty to make board appointments.

City Attorney James Stokes clarified that the Charter does not dictate who makes nominations or appointments to boards or how they are approved. Historically, it has been done through Council policy.

Deputy Mayor Pearce asked if Council wanted to change the current process it could, and used the board appointments made by County commissioners as an example.

Mayor Ferreri suggested further research be done by the City Attorney for presenting at the next Council meeting.

Test Median with Artificial Turf

Councilwoman Dugo suggested reinstating the Community Appearance Committee. She also questioned the location and status of the test median for turf installation.

Mr. Lanahan reported that the Public Works Department has been tasked with selecting a suitable location to install the artificial turf. He notified the vendor via e-mail last week suggesting they meet with the City Attorney to establish an agreement that would

address securing a County permit, installation of the turf and the removal of the turf. He noted that a location had not yet been selected.

Foreclosure Registration Program

Councilwoman Rivera stated she had expected to see the foreclosure registration program on this agenda and asked the status.

Mr. Atallah reported that once Council provided direction, the Building Department is currently contacting other municipalities to see how they contracted with suitable companies to administer the program. They are preparing an ordinance to be presented for first reading on October 5th, second reading on October 19th in conjunction with a contract.

Mayor Ferreri asked if the City would bid out the project or would the City contract with just one company.

Mr. Atallah reported that the City was looking to piggyback onto an existing contract to avoid delays. Most cities use the one company to provide the service. If another company exists and Council decides to bid out the project, it would delay the process.

Social Media

Councilwoman Rivera asked why was the City so behind in technology with Facebook, Twitter, and Instagram when they could be used to announce City events and post pictures. Why hasn't the City moved in that direction?

Mr. Atallah explained it has to do with staffing. The focus has been on the City's website. There is a position currently available in which a portion of that person's duties will include social media.

Work Squad Inmates


Councilwoman Rivera asked Mr. Atallah the status of moving the inmates out of the parks and out to maintain roads and medians and using City staff to maintain the parks. She had received two complaints about this issue.

Mr. Atallah reported that the work squad does work on medians and some public buildings. He explained there are self-imposed limitations. Most work is done away from parks and includes trash pickup and landscaping along the medians, roadways and right-of-ways. He offered to follow-up with the Public Works Director.

13. Adjournment.

Mayor Ferreri inquired if there were any additional comments; hearing none, he adjourned the meeting at 10:26 p.m.

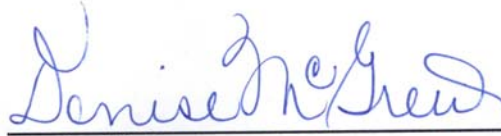
CITY COUNCIL



Samuel J. Ferreri
Mayor

/mel

Respectfully submitted,



Denise McGrew,
City Clerk/Administrative Services Director

Date Approved: 10-5-15

