

SPECIAL/WORKSHOP MEETING
June 10, 2008

A Special/Workshop Meeting of the City Commission of the City of Delray Beach, Florida, was called to order by Mayor Rita Ellis in the First Floor Conference Room at City Hall at 6:00 p.m., on Tuesday, June 10, 2008.

Roll call showed:

Present - Commissioner Gary P. Eliopoulos
Commissioner Fred B. Fetzer
Commissioner Brenda B. Montague
Commissioner Woodie McDuffie
Mayor Rita Ellis (left meeting at 10:10 p.m.)

Also present were - David T. Harden, City Manager
Robert A. Barcinski, Assistant City Manager
Susan A. Ruby, City Attorney
Lanelda D. Gaskins, Acting Deputy City Clerk

Mayor Rita Ellis called the special meeting to order and announced that it had been called for the purpose of considering the following Items:

SPECIAL MEETING AGENDA

1. **PURCHASE AWARD/K & M ELECTRIC SUPPLY, INC.:** Approve a purchase award in the amount of \$27,117.99 to K & M Electric Supply, Inc. for the material purchase of necessary electrical wire in completing the Police Department's Emergency Generator Upgrade project. Funding is available from 334-6112-522-64.90 (General Construction Fund/Machinery/Equipment/Other Machinery/Equipment).

Richard Hasko, Director of Environmental Services, presented this item. Mr. Hasko stated the electrical wiring had already been purchased with the approval of the Assistant City Manger, Robert A. Barcinski because the material was needed to complete the generator upgrade at the Police Department. Mr. Hasko briefly discussed the expenditures for the project and requested formal approval by Commission.

Mr. Fetzer moved to approve an award to K & M Electrical Supply, Inc. in the amount of \$27,117.99 for purchase of large electrical wire related to the Police Department Generator Upgrade project, seconded by Mr. Eliopoulos. Upon roll call, the Commission voted as follows: Mr. Fetzer –Yes; Mr. McDuffie –Yes; Mrs. Montague –Yes; Mayor Ellis –Yes; Mr. Eliopoulos –Yes. Said motion passed 5-0.

2. **REQUEST TO CHANGE SEPTEMBER WORKSHOP COMMISSION MEETING DATE:** Approve and authorize staff to change the Workshop Commission Meeting date in September to September 9, 2008.

David T. Harden, City Manager, presented this item. Mr. Harden stated there would be a conflict with the Commission Workshop meeting scheduled September 16, 2008 because the Budget Hearing Meeting is usually scheduled on that date; he requested the meeting date changed to September 3, 2008.

Mr. McDuffie moved to approve the change of dates for the September Workshop Commission Meeting to September 9, 2008, seconded by Mrs. Montague. Upon roll call, the Commission voted as follows: Mr. McDuffie –Yes; Mrs. Montague –Yes; Mayor Ellis –Yes; Mr. Eliopoulos –Yes; Mr. Fetzer –Yes. Said motion passed 5-0.

Mayor Ellis adjourned the Special Meeting at 6:05 p.m.

WORKSHOP AGENDA

1. **Joint City Commission/Community Redevelopment Agency (CRA) Board Workshop Meeting**

Diane Colonna, Executive Director of the Community Redevelopment Agency (CRA), presented this item. Mrs. Colona advised that a memo was prepared which highlighted the main points that would be discussed with Commission in hopes of getting direction on certain projects. She briefly discussed the first highlight point, Affordable Workforce Housing, and the purpose of Delray Beach Community Land Trust (CLT), a nonprofit board made up of community stakeholders.

Lula Butler, Director of Community Improvement, advised that an inventory of vacant lots was given to the CLT. She discussed the allocation of funds for the next year which would offer more options to first time homebuyers. Mrs. Butler discussed the two formats recommended by staff for future allocations of State Housing Initiative Partnership (SHIP) down payment assistance funds. She explained under the “Sub-Recipient Housing Partnership” strategy, 80% of the funds will be allocated to the CLT under the Local Housing Assistance Plan (LHAP). Mrs. Butler discussed the “Purchase Assistance” strategy which would allocate 20% of the funds under the LHAP which would be open to all prospective first time homebuyers and nonprofit organizations applying on their behalf. She discussed several other recommendations made by staff on allocated funds.

Angeleta Gray, CRA Board member, asked if the 20% would be offered to other nonprofits.

Mr. McDuffie asked if there was a provision outside of CLT.

Mrs. Butler advised there was a provision for purchase assistance only.

Mayor Ellis suggested the option to maintain the home as affordable housing.

William Branning, CRA Board member, asked if the 20% subsidy would stay with the property and if there is flexibility that would allow the homebuyer to go outside of the CRA district.

Mrs. Colonna advised that the program is county-wide and discussed homebuyer timelines.

Mayor Ellis asked how the idea was conceived.

Mrs. Montague recommended Ms. Gray explain how the idea was conceived because she worked closely with the program.

Ms. Gray stated because of numerous phone calls and petitions from the homebuyers in the community.

Mrs. Montague stated a petition had been submitted for the record. She explained that the concept of S.W. 12th Avenue would be similar to Bexley Park. Mrs. Montague advised that the CRA wanted to offer a range of options to its homebuyers.

David T. Harden, City Manager, explained some of the programs discussed at the conference he just attended on workforce affordable housing.

Mayor Ellis stated that in order to make housing affordable, the land had to be excluded. She asked if there would be a risk of losing the affordability of the house if the land and renovations were put back into the equation. Mayor Ellis discussed the memo from Maria Sachs that appointed her to a committee that would deal with foreclosures.

Mr. McDuffie asked if the homebuyer took to certain issues with the CLT's acquisition of property.

Mrs. Gray advised the main concern was the available options.

Mayor Ellis asked if an option was the homebuyer not wanting to go through the CLT.

A CRA Board member stated that the CLT vehicle denied homeowners the opportunity to build individual wealth and equity.

Mayor Ellis asked if the homeowner was allowed the appreciation from the improvements made to the house.

Mrs. Colonna replied that the homeowner was allowed a certain amount of appreciation from improvements made to the house. She also stated that the homeowner had the option to move out after a certain time.

Mr. Eliopoulos asked if Commission is being asked for direction. He stated that the CLT is young, he would like to support the proposal discussed.

Mr. Branning advised that thirty (30) years was a suitable time to attach to the affordable homes.

Mayor Ellis advised that thirty (30) years was fair.

Franklin Wheat, CRA Board member, discussed the peak value of CLT homes.

Mayor Ellis advised that she supported the program and felt it was good. She suggested the 20% be invested into other programs for people that may not qualify for CLT.

Ms. Gray reminded Commission that the Technology, Enterprise, and Development (TED) Center and the CDC along with the SHIP created 180 homes successfully up until 1½ years ago when CLT was established.

Mrs. Colonna asserted CRA was also part of that success.

Mayor Ellis discussed the depreciated property values and the cost of land being a temporary situation.

Mrs. Montague stated staff had an excellent suggestion and she would like to move forward with this option.

Ms. Gray asked if the CLT used all subsidy funds for the current year.

Mrs. Butler discussed the subsidy funds and the SHIP program.

Mr. McDuffie discussed the property value decrease in the City. He suggested that the City look at alternatives, but be conservative and not have too many programs. He advised he does not have a problem with the 80/20 recommendation presented by the CRA.

It was the consensus of the Commission to move forward with the suggestions of staff for the allocation of SHIP funds.

Mrs. Colonna discussed the SW Neighborhood and the types of public assistance appropriate. She explained some of the programs and types of training that would be implemented for the area. Mrs. Colonna advised that unforeseen circumstances changed the time of completion to a longer period. She discussed the funds allocated for several projects and the constraints that prevented the CRA from borrowing over extended periods of time. Mrs. Colonna asked Commission for direction on the appropriate level of funding.

Dorothy Ellington, President/CEO of Delray Beach Housing Authority (DBHA), stated the \$3.5 million being requested is important to the DBHA because it would allow them to bring back rental units. She explained the focus is on extremely low-income families in the community.

Mayor Ellis asked which phase is the Villages rental project.

Mrs. Montague asked Mrs. Ellington the amount being requested that is directly related to the DBHA contract.

Mrs. Ellington stated \$500,000.00 which would be for down payment assistance and \$3.5 million for the rental development.

Mrs. Montague asked Mrs. Colona if the \$1.25 million being requested for acquisitions would include beautification.

Mrs. Colonna stated the \$1.25 million would not include beautification. Beautification would be included in the \$1.5 million that is also being requested.

Mrs. Montague asked how the \$1.25 million would work for acquisitions. She questioned if the King Marble project would happen and the status of the King Marble project. She asked if the funds requested is in addition to what the developer would bring to the table.

Thomas Carney, CRA Board member, gave an update on the project and explained the project cost is more than originally anticipated. He advised that the project may still happen.

Mrs. Montague asked how much money would need to be expended over the next twelve (12) months to keep the project viable.

Mr. Carney referred Commission to the backup material provided on the project cost.

Veronica Covington, CRA Board member, discussed the ownership structure and tax exemptions for the Villages.

Ms. Gray asked if the project is guaranteed and what would happen to the \$1.2 million if the project fell through.

Mrs. Colonna advised it would be re-allocated.

Ms. Gray asked if this is the same \$1.2 million that was allocated for the demolition of Carver Estates.

Mrs. Colonna stated it was not the same funds.

Peter Arts, CRA Board member, advised direction and understanding on the allocation of the funds is needed. Mr. Arts suggested the money be gifted instead of used as a loan in some areas.

Mayor Ellis praised the patience that the SW Neighborhood Area residents demonstrated while the downtown area was being beautified, and she wanted this project be completed.

Mr. Eliopoulos advised that he supported the project and the DBHA. He asked what the average grant amount payout was from HOPE VI. Mr. Eliopoulos asked would there be resistance if income variables are not mixed. He inquired if it would be physically impossible to mix the units.

Mr. Carney advised there should be no resistance since the units will be uniform on the exterior. He explained because some units would be managed by rental agents and other units would be managed by a homeowners association it would be physically impossible to mix the units.

Mr. Eliopoulos cautioned the CRA against acquiring too many properties with so many uncertainties with loans.

Mr. McDuffie discussed the increased land values with the infrastructure. He stated he supported the project; however, he did not have enough information available to give direction at this time. He questioned if the King Marble acquisition project increased in price because of inventory. Mr. McDuffie asked if a portion of the inventory could be liquidated to get some of the money back.

Ms. Gray asked who would have ownership of King Marble.

Mr. Carney advised that the Villages, DBHA and the Auburn Group would own King Marble.

Mrs. Colonna discussed the approval of funding.

Ms. Covington asked what will happen to S.W. 11th.

Mr. Carney advised that planned redevelopment included S.W. 12th Avenue, Auburn Trace and Carver Estates. Mr. Carney said the CRA was only interested in rental property; they are not generally interested in acquiring ownership of single family homes unless the home was in a bad state of repair.

Ms. Covington asked about relocated families that will be affected.

Mr. Carney advised explained the relocation plan.

Ms. Gray asked if the CRA does not fund the \$1.25 million, would redevelopment still continue for the Villages.

Mr. Carney briefly discussed the purpose of acquiring SW 12th Avenue.

Mrs. Colonna discussed the Downtown Master Plan Projects for the Gateway Feature. She discussed the significance of the project to unify the east and west ends of the central business district. Mrs. Colonna briefly discussed the expenses of the project and advised that a grant was acquired for landscape improvements.

Mr. Eliopoulos asked the cost for Phase Two of the project.

Mrs. Montague stated she is in support of the project and asked about the timeline of the project.

Mayor Ellis questioned when Atlantic Avenue would be resurfaced and advised she also supported the project.

Mr. Eliopoulos stated he is in favor of the project.

Mr. Fetzer advised the project is a wonderful addition to the City, and he supported the project. He suggested the project be done in phases.

Mr. McDuffie advised he is in favor of the project.

It was the consensus of the Commission to support the Gateway Feature project.

Mrs. Colonna discussed the main objective of the US 1 Corridor Improvement project is to enhance pedestrian and vehicular safety and beautify the street between George Bush Boulevard and S.E. 10th Street. She advised there was no final design at this time, there was a preliminary design and traffic analysis that was done and funded by the CRA. An estimate of the final cost is not available since the final design hasn't been completed.

Mr. Fetzer expressed his concern with funding. He asked if the \$1.4 million in Federal money could be kept because of the timing.

Mrs. Colonna advised the \$1.4 million could be kept, an extension had been granted.

Mr. Harden suggested the project be coordinated with the Department of Transportation (DOT) to minimize cost.

Mayor Ellis advised that she was in favor of the project. She discussed an email she received from a citizen because he had to slow down to go through the downtown area.

Mr. Eliopoulos advised that the project is a win for the City with taxes and business sustainability. He was still passionate about the project and he believed in the long run it would work for the City.

Mrs. Montague stated she was in full support of the project.

Mr. McDuffie advised he was in favor of the project but he is concerned with long-term project funding. He stated if he had to rank all of the projects presented, this would rank last and the SW Neighborhood project would rank first.

It is the consensus of the Commission to support the US 1 Corridor project.

Mrs. Colonna discussed the CRA's opportunity to purchase a property immediately north of the Spady Museum that contained a historically contributing structure (Muse house). She discussed the proposed usage of the property.

Mr. Eliopoulos stated although he supported the Spady Museum project, he is concerned with how future funds will be obtained. He discussed the preservation of the historic structure of the Muse.

Mr. Fetzner stated that he also favored the project but the impact on long term funding needs to be reviewed.

Mrs. Montague stated she was in favor of the Spady Museum project but she was concerned with the CRA being overwhelmed with project funding.

Mr. McDuffie stated that he supported the Spady Museum project, although he understood it could be a much larger management issue –he does not want to see the property decay.

Mayor Ellis asked if it would be a significant problem to delay this project until the City is in a better financial position with its budget.

Daisy Fulton, Executive Director of Expanding & Preserving Our Cultural Heritage (EPOCH), advised it would be a significant problem if this project was delayed. It would depend on the family, which is willing to sell the property to the CRA at this time. Mrs. Fulton stated that EPOCH was offered the property first with the understanding that it would work out a deal with the CRA for the purchase of the property. Unfortunately EPOCH does not have the revenue to purchase the property, so there is a heavy reliance on the City and the CRA to support the effort. Ms. Fulton addressed concerns with funding and operating expenditures. She asked Commission to review the annual report that was distributed to them which referenced a growing diverse group of funding sources. She stated that staffing needs would be met through volunteers and part-time employees.

Mrs. Colonna advised the CRA would move forward with acquisition of the home if the City agreed to take it over at some point in the future. She advised the CRA would make sure the home is stabilized, safe, and there are no leaks.

Mrs. Montague asked if the building is occupied at this time.

Mrs. Colonna advised that the building is not occupied.

Mrs. Montague asked if the building could be secured to make sure there is no decay.

Mrs. Ellis advised that she is in favor of the Spady Museum Muse house if the CRA does the acquisition and makes sure the home is stabilized then maybe the City could do the rest of the project in phases as money becomes available.

Ms. Fulton advised that EPOCH is recognized at the State level and that a diverse culture is embraced at the organization. Mrs. Fulton stated that fortunately EPOCH has not had to come back to request a loan or any extra financial support.

Mayor Ellis thanked the board and staff at EPOCH for all of their hard work.

It was the consensus of the Commission to support the Spady Museum Muse house project if the CRA agrees to handle the acquisition and stabilization, the City will take over at some point in the near future.

2. Palm Beach Broadband Task Force Digital Divide Initiative Presentation

Janet Meeks, Education Coordinator, introduced this item. Also present was Jody Gleason, Education Commission. She explained there have been several meetings to discuss the capability of doing Digital Divide. Mrs. Meeks stated she need Commission to give direction.

Chuck Spalding, Project Manager for Palm Beach Broadband, provided a handout and gave a presentation on the Digital Divide Initiative. He gave background information on the project. He stated some of the organizations that the Palm Beach Broadband Task Force was working with on this project. He advised that the pilot was successful at Pleasant City Elementary School. Mr. Spalding explained it was decided that a help desk was needed, which Palm Beach Community College students maintain. Mr. Spalding advised that he would like to do a similar pilot for the City using Florida Atlantic University as the help desk. He advised that Palm Beach County would put the antennas at S.D. Spady and Village Academy and that there was preliminary discussion to put an antenna on the Police Station tower –which would be the main connection. The pilot would be secure for participants.

Mr. Fetzer stated he was impressed with the number of organizations involved and supported the project.

Mayor Ellis asked if there was any hindrance.

Brian Shutt, Assistant City Attorney, advised that the City has certain agreements with another company and that staff would have to review the contracts.

Mr. Eliopoulos stated he supported the idea because it is achievable.

Mayor Ellis questioned if part of the pilot education would be at the Beacon Center.

Ms. Meeks advised that a non-profit organization would be sought to do the training for both parents and students on Internet safety.

Harold Van Arnem, local businessman and community supporter, discussed how the school district refurbished computers.

Mayor Ellis asked what type of education the family would get when they are given the computer.

Mr. Spalding discussed the education that would be included. He explained there is software on the computer to block certain sites. He also stated a hold harmless agreement or release would have to be signed. Mr. Spalding briefly discussed the training sessions that would be provided for the parents.

Mrs. Montague asked how the help desk would work and how long the service would be provided.

Mr. Spalding explained stickers would be placed on the computers with contact information and the hours of operation for participants in the pilot program.

Ms. Meeks stated that hopefully the students will train other students.

Mrs. Montague asked about the repair of hardware.

Mr. Spalding advised that because of the large volume of computers, it would be easier to have the computer swapped-out.

Mr. Van Arnhem explained the goals of the Digital Divide Initiatives. He advised technical support would be continued. Mr. Van Arnhem stated that this program cannot be opened to everyone because it would be considered an Internet Service Provider (ISP), and the County is not interested in that type of service. He briefly discussed the infrastructure and the future of bandwidth.

It was the consensus of the Commission to support the Digital Divide Initiative.

3. Presentation regarding Budget Task Force Interim Report

Joseph Safford, Director of Finance, presented this item. He discussed the reports, trends and projections that staff provided to the board. He advised that the Budget Task Force would like to make recommendations to maintain personnel and city services. They would also like to consider what a fair and reasonable cost would be to the taxpayers. Mr. Safford discussed some of the recommendations of the Budget Task Force referenced in the backup material. He stated that the Budget Task Force requests an extension to the original six (6) months.

Howard Ellingsworth, Vice Chairman of the Budget Task Force Board, introduced members of the board.

Mr. Fetzer advised that the Budget Task Force efforts exceeded what was expected and he appreciated their work.

Mr. Eliopoulos commended staff and the Budget Task Force on their efforts and would like to see the board continue.

Mr. McDuffie thanked Mr. Safford and the Budget Task Force for their information and recommended the board be continued.

Mrs. Montague asked if the Budget Task Force requested an additional six (6) months.

Mr. Ellingsworth stated that six (6) months is not enough time he would like to request another (1) year.

Mayor Ellis proposed that the Budget Task Force be extended one (1) year.

Mr. Ellingsworth advised that the Budget Task Force will discuss extending their term at the next board meeting.

Mayor Ellis asked if this item could be discussed at the next Regular Commission Meeting so that Commission can come to a consensus.

David T. Harden, City Manager, advised that the Budget Task Force has identified a lot of issues; a couple may have legal ramifications for staff to review. Many involve bargaining agreements, some with judgments that would need to be reviewed and brought back to Commission with regards to how staff should proceed.

4. Old School Square Park Phase One Master Plan Presentation

Richard Hasko, Director of Environmental Services, gave background information on this item. He discussed the goal of Phase One and Phase Two of the Old School Square Park Master Plan.

Mike Soczback, Glatting Jackson Kercher Anglin Inc., gave handouts to the Commission. He briefly discussed the scope of the project, the concept and cost. Mr. Soczback advised that Phase One would include the creation and refinement of programming and proposed features for the grounds and expanded site of Old School Square as presented by the preliminary master plan. Phase Two of the project would include development of construction documents for the Phase One Park Project based on parameters and planning elements established in the developer's first phase work. He discussed comments made by the Old School Square Board and downtown neighborhood businesses and residents.

Mayor Ellis questioned the placement of the chess board.

Mr. Soczback advised there is not enough room for the surface around the chess board, a twenty-five (25) foot clearance is needed.

Mr. Fetzer asked the location of the kiosks.

Mr. Soczback explained there is no money in the budget for the kiosks.

Mrs. Montague asked if the kiosks would come in a later phase and would they be permanent.

Mr. Hasko advised that the Old School Square Board suggested a couple of informational kiosks.

Mr. Fetzer asked about the infrastructure planning for the future phases and what could or should be done in Phase One to progress.

Mr. Soczback advised it would be based on the amount of money that is willing to be dedicated for the infrastructure.

Mrs. Montague asked if more money would have to be spent later to retrofit if it was not done now. She stated that Old School Square Park is a decent park right now and she wanted to avoid it being torn up later.

Mr. Hasko explained that the concept behind the permanent plaza location is so the base would not have to be excavated.

Mr. McDuffie discussed some of the comments and conversations made to him by residents such as the replacement of grass periodically, vehicle access and infrastructure.

Mr. Hasko advised that staff was looking for direction if they should proceed with minimal improvements to the first phase based on funding.

Mr. Eliopoulos questioned the timeframe and funding restraints of the developer.

Mr. Soczbak advised that Phase One would not be built in two (2) months; there would be some impact on special events. He stated he originally scheduled construction to commence the first of 2009.

Mr. Eliopoulos asked if the stakeholders had any input.

Mr. Hasko advised there had been ample opportunity with the various meetings for the stakeholders and the general public.

Mr. Eliopoulos advised that infrastructure was very important to him.

Mr. McDuffie recommended an artificial turf or natural turf grown into artificial turf.

Mrs. Montague asked staff if they had direction.

Mr. Hasko asked Commission if they would like staff to come back with the site plan for the infrastructure.

Mayor Ellis suggested Marjorie Ferrer, Executive Director of Downtown Marketing Cooperative, is included in the discussion since she handled the Christmas Tree being put up and down.

It was the consensus of the Commission for staff to come back with the site plan of the infrastructure for Phase One.

Mayor Ellis turned the gavel over to Commissioner Montague at 10:10 p.m. and left the meeting.

5. Alternatives regarding Historic District Boundary Adjustments

It was the consensus of the Commission to postpone Workshop Item 5, Alternatives Regarding Historic District Boundary Adjustments to the next Commission Workshop Meeting of July 8, 2008.

6. Waste Management Contract Extension

Lula Butler, Director of Community Improvement, introduced this item. Also present was Butch Carter, Governmental Affairs Manager for Waste Management. She gave background information on this item. She requested the Waste Management contract be extended five (5) years to Solid Waste and Recycling Collection Franchise Agreement. She stated staff needed direction on the current position of the sole source for commercial roll-off containers verses allowing multiple vendors to provide this service.

David T. Harden, City Manager, advised he thought single stream vs. dual stream was decided at the previous meeting.

Mr. Eliopoulos stated that he supported the dual stream.

Vice-Mayor Montague invited Mr. Carter to speak.

Mr. Carter advised that he had prepared a 15-20 minute presentation; however, because of the time he will take individual questions instead.

Mr. Fetzer asked about the price.

Mr. Carter briefly discussed some of the advantages of staying with Waste Management including pricing options, levels of service, construction debris haul and RFP Results for 2007.

Mr. Fetzer questioned how quickly Waste Management could get pricing information without the roll-off service

Mr. Carter advised he would get an answer maybe one (1) week to ten (10) days. He stated the pricing would be close to the Villages of Wellington because it is a similar system.

Mr. Eliopoulos advised that he had not seen an issue with Waste Management since the takeover. He advised if Commission decided to renew the contract, he would not want the roll-offs to be exclusive. Mr. Eliopoulos stated he did not support the additional five (5) years being added to the contract. He advised he would need to check that the City would get the best price; he also stated that he supported the dual recycling system.

Mr. Carter responded to Commission about the roll-off being non-exclusive.

Mr. McDuffie commented on the increased rates and the fuel surcharge chart.

Mr. Carter explained that the price increased because of employee benefits, salaries, fuel, maintenance of trucks and insurance. He briefly discussed the difference between the fuel surcharges and the Consumer Price Index (CPI).

Al Berg, Assistant Director of Community Improvement, discussed roll-offs on construction sites and some of the problems they used to have. He stated there had been no problems with roll-offs since Waste Management took over.

Vice Mayor Montague asked about scheduling and pickup times if multiple companies are involved.

Mr. Harden advised that if the City does an extension it would be for five (5) years. He stated that although BFI was a lower cost, the service provided was not good—Waste Management had to restore that level of service provided.

Susan Ruby, City Attorney, advised that the language was vague with regards to fuel surcharge and asked if there was a cap.

Mr. Carter explained the collected rate.

Mr. Eliopoulos advised he would like to re-bid, however, if the consensus of the Commission is to extend the contract he would look at what could be incorporated into Waste Management's contract.

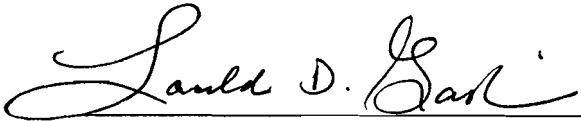
Mr. Fetzer stated he agreed with Mr. Eliopoulos to re-bid the contract.

Vice Mayor Montague asked for clarification that Mr. Eliopoulos would like to re-bid.

Mr. McDuffie stated that he would like to re-bid as long as the determining factor is not price alone. He questioned the turn around time for the re-bid process.

It was the consensus of the Commission to re-bid instead of extend the Waste Management Contract five (5) years.

Vice Mayor Montague adjourned the Workshop Meeting at 10:49 p.m.



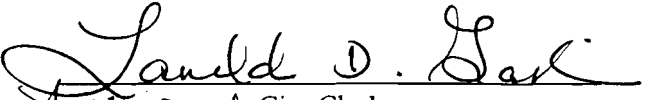
Acting Deputy City Clerk

ATTEST:



MAYOR

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the Special/Workshop Meeting of the City Commission held on Tuesday, June 10, 2008; which Minutes were formally approved and adopted by the City Commission on July 1, 2008.


Acting Deputy City Clerk

NOTE TO READER: If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval, which may involve amendments, additions or deletions to the Minutes as set forth above.