

**WORKSHOP MEETING**  
**October 13, 2009**

A Workshop Meeting of the City Commission of the City of Delray Beach, Florida, was called to order by Mayor Nelson S. McDuffie in the First Floor Conference Room at City Hall at 6:06 p.m., on Tuesday, October 13, 2009.

Roll call showed:

Present -                   Commissioner Gary P. Eliopoulos  
                                  Commissioner Fred B. Fetzer  
                                  Commissioner Adam Frankel  
                                  Commissioner Angeleta Gray  
                                  Mayor Nelson S. McDuffie

Absent -                   None

Also present were -     Robert Barcinski, Assistant City Manager  
                                  R. Brian Shutt, City Attorney  
                                  Kimberly M. Wynn, Acting City Clerk

Mayor Nelson S. McDuffie called the workshop meeting to order and announced that it had been called for the purpose of considering the following Items:

**WORKSHOP AGENDA**

1. Community Land Trust (CLT) Presentation

Evelyn Dobson, Executive Director of the Delray Beach Community Land Trust (CLT), did a PowerPoint presentation on the organization and discussed its mission and goals. Ms. Dobson stated that in 2001 she recommended the concept of the CLT to Diane Colonna, Executive Director of the Delray Beach Community Redevelopment Agency, to make housing more affordable and stabilize the community. The first Board of Directors was appointed in December 2005. Ms. Dobson discussed the progress of the CLT from December 2005 to April 2009. She advised that to date no CLT home has been foreclosed or resold. Ms. Dobson talked about some of the benefits, challenges and visions of the organization.

Mr. Fetzer complimented Ms. Dobson on a good presentation and stated he appreciates the update. He discussed the importance of the CLT in maintaining affordable housing.

Mr. Eliopoulos asked how many houses are available at this time.

Ms. Dobson stated thirty-six (36) units are available at this time; nine (9) are under construction pending to close on December 31, 2009, three (3) CODA units, and approximately seven (7) to complete the S.W. 14<sup>th</sup> Avenue project.

Mr. Eliopoulos asked if there is a negative with affordable housing hurting land values.

Ms. Dobson discussed land values and property.

Mrs. Gray thanked Ms. Dobson for her presentation and the CLT's hard work to stabilize the community. She asked how would the rental units compete with the Delray Beach Housing Authority and Community Redevelopment Agency (CRA), which is now getting into the rental of units.

Ms. Dobson explained there is no competition with the Housing Authority since overall renting is their big piece. She explained the CLT has the opportunity to expand housing options for residents by managing rental units.

Mr. Frankel also thanked Ms. Dobson and asked that they keep up the good work.

Ms. Dobson thanked Old School Square for allowing them to hold monthly CLT meetings at no cost.

Mayor McDuffie thanked Ms. Dobson and told her to keep up the good work. He also stated she provides an invaluable service to the community.

2. Discussion/Direction Management Responsibility Old School Square Park

Robert Barcinski, Assistant City Manager, presented this item. He stated that staff needs direction on Old School Square's request to amend the existing Management Agreement to assign management responsibilities to Old School Square for the Old School Square Park.

Mrs. Gray expressed concern that Old School Square would manage a park paid for with tax payer dollars. She questioned staffing resources if Old School Square does not manage the park.

Mr. Barcinski stated it could be Parks and Recreation to handle the Management, which could be a problem.

Brian Shutt, City Attorney, stated he would just amend the present management agreement to incorporate the area.

Joe Gillie, Executive Director of Old School Square, explained that the City owns Old School Square but he is asking to have the current arrangement extended to include the area adjacent to Old School Square Park grounds.

Mr. Barcinski stated that rental rates would have to be ratified.

Ms. Gray asked how it will be decided who can use the park.

Mr. Frankel supported the idea of Old School Square taking over the responsibility of managing the park with a termination clause.

Mrs. Gray asked what would happen to the revenues coming to the park.

Mr. Barcinski advised that Old School Square would set and collect fees. He would like to have events charged for utilities such as water and electricity.

Mrs. Gray clarified that revenue would go to Old School Square.

Mr. Eliopoulos stated staff did not present a strong case on why Old School Square should not manage its park, however, he would like to have some of the fine details addressed.

Mr. Fetzer advised strong communication is needed to have Old School Square monitor and manage the park.

Mayor McDuffie questioned the rate structure.

Mr. Barcinski advised that grants received from Palm Beach County and the State may not allow the agreement.

Mayor McDuffie requested that the fine details be worked out and an agreement obtained.

It was the consensus of the Commission that staff work out the fine details and proceed with an agreement.

3. Presentation of On-Site Medical Center Feasibility Study

Bruce Koeser, Director of Human Resources, introduced this item. He gave an overview of the services that would be performed at no charge at the medical center. Also present was Portia Dinkins, Compensation and Benefits Manager. Mr. Koeser stated that Gallagher Benefit Services, Inc. (GBS) will be doing this presentation.

Jodie Jupp, Lead Consultant of Gallagher Benefit Services, Inc. provided a packet, "On-site Medical Center Overview Feasibility Study," to the Commission. She gave an overview of the services that would be provided and who would be eligible to go to the on-site medical center. Ms. Jupp explained how the center would work and HIPPA laws.

Mr. Koeser advised that the City spends about a quarter of a million dollars in prescription drugs and service cost per year. He stated that the City can choose to add specialists as needed.

Mr. Barcinski asked if the medical center would do blood work.

Ms. Jupp advised blood work would be included at no charge.

Glen Volk, Actuarial Consultant with Gallagher Benefit Services, Inc. discussed the feasibility study. He talked about hard dollar savings which would include increased generic substitution of prescription drugs, and reduced specialist utilization and related cost from specialist encounters. He also discussed soft dollar savings such as worker productivity and increased access to primary care.

Ms. Jupp explained that savings would not be immediate it would be long term. She advised if approved, GBS would proceed with getting a Request For Proposal (RFP) for a medical center. She advised that the timeline to have this completed and operational would be June 2010 to coincide with open enrollment.

Mr. Barcinski asked where the medical center would be located.

Mr. Koeser advised this is being researched.

Mr. Fetzer asked what cities currently provide this service.

Mr. Koeser advised that they visited Ocoee and Palm Bay, which have a similar model proposed, and he stated employee feedback was positive.

Mrs. Gray asked if the City had a building in mind. She suggested the City discuss use of the Old School Square retail space with the Community Redevelopment Agency.

Mr. Eliopoulos asked what square footage is needed for the medical center. He asked how visits would be monitored for employees to avoid abuse. He also questioned the setup of the center and equipment.

Ms. Jupp advised that at least 2,000-3,000 square footage is needed to be safe.

Mr. Koeser advised that cost sharing would have to be monitored and possibly premiums would be raised.

Glen Evelyn, Resource Consultant for the Gallagher Benefit Services, Inc., advised setup cost and equipment would be absorbed by the vendor. He said a detailed RFP would be answered.

Mr. Eliopoulos agrees with this idea.

Mr. Fetzer also agrees with this idea to help employees.

Mrs. Gray questioned how vendors would be notified for the RFP.

Ms. Jupp advised vendors in the area that the City works with now will be notified and GBS would manage.

Mr. Frankel asked the downside to this service. Would it be an appointment only facility or walk-in services would be provided. He would like to have more information on the pros and cons of this service.

Mr. Evelyn advised that the medical center would be very proactive.

Mrs. Dinkins explained that the goal is to reduce claim costs and provide a wellness coach which would benefit employees.

Mr. Barcinski questioned how this center would work with the current Cigna Employee Assistance Plan (EAP). He also asked who would be able to go to the medical center.

Mr. Koeser advised that covered employees and family members can use the medical center.

Mr. Fetzer asked if retired employees could use the center.

Mr. Volk advised the goal is cost reduction.

Mayor McDuffie discussed the importance of quality and service. He talked about the EAP. He also asked how the time would be recognized (ex. leave or sick time).

Mr. Koeser explained that EAP is currently being used. Reports are sent monthly by Cigna. The time will likely be considered the same as scheduled appointments. It will be worked out.

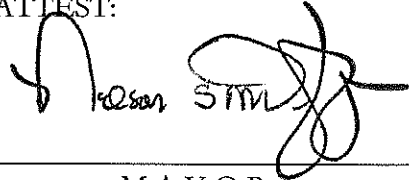
Mrs. Dinkins explained that the hours would have to be structured so that it is beneficial for the City.

It was the consensus of the Commission to proceed with the RFP for an On-Site Medical Center.

Mayor McDuffie adjourned the Workshop Meeting at 7:47 p.m.

  
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 Workshop Meeting of the City Commission held on Tuesday, October 13, 2009 which Minutes were formally approved and adopted by the City Commission on November 3, 2009.

  
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.

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