

**SPECIAL/WORKSHOP
MAY 8, 2007**

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, May 8, 2007.

Roll call showed:

Present - Commissioner Gary P. Eliopoulos
 Commissioner Fred B. Fetzer
 Commissioner Woodie McDuffie
 Commissioner Brenda B. Montague
 Mayor Rita Ellis

Also present were - David T. Harden, City Manager
 Robert A. Barcinski, Assistant City Manager
 Douglas Smith, Assistant City Manager
 Susan Ruby, City Attorney
 Chevelle D. Nubin, City Clerk

Mrs. Montague moved to amend the Agenda to include a roll call, seconded by Mr. McDuffie. 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 called the meeting to order and announced that it had been called for the purpose of considering the following items:

SPECIAL MEETING AGENDA

1. **NAMING REQUEST/NEW SOCCER FACILITY:** Consider a request to name the new soccer facility the “Seacrest Soccer Complex”.

Mayor Ellis discussed the e-mail regarding the request to name the new soccer facility, “Seacrest Soccer Complex,” as approved by the Soccer Board. Brief discussion ensued between Joe Weldon, Director of Parks and Recreation and the Commission.

Mr. Fetzer moved to approve the naming of the soccer facility to “Seacrest Soccer Complex”, seconded by Mrs. Montague. Upon roll call, the Commission voted as follows: Mrs. Montague – Yes; Mayor Ellis – Yes; Mr. Eliopoulos – Yes; Mr. Fetzer – Yes; Mr. McDuffie – Yes. Said motion passed 5-0.

2. **FUNDING FOR PALM BEACH COUNTY CHARTER AMENDMENT:** Authorize payment of \$31,000.00 to the Let Us Vote Political Committee in support of the proposed amendment to the Palm Beach County Charter.

David T. Harden, City Manager, provided information on this item. He explained the threat of County interference as one of the greatest external threats facing the City. The "Let Us Vote Political Committee" has been organized to obtain the necessary signatures to put the proposed amendment on the ballot which would not allow any function, service, power or authority of a municipality to be limited by, or transferred to, the County without the approval of the voters in the City and separate votes in the unincorporated area of the county.

Mayor Ellis explained the importance of getting this on the ballot since we are currently in litigation regarding county wide dispatch services. If we get a majority vote in the County Commission to agree to put this on the ballot, it will save a substantial amount of money. The initial money would go towards supporting the initiative as it appears on the ballot.

Mrs. Montague moved to approve funding for the proposed Palm Beach County Charter Amendment in the amount of \$31,000.00 which will be allocated as an expenditure from the reserve shown on the mid-year budget, seconded by Mr. McDuffie. Upon roll call, the Commission voted as follows: Mayor Ellis – Yes; Mr. Eliopoulos – Yes; Mr. Fetzer – Yes; Mr. McDuffie – Yes; Mrs. Montague – Yes. Said motion passed 5-0.

Mayor Ellis adjourned the Special Meeting at 6:07 p.m.

WORKSHOP AGENDA

1. **Discussion regarding Advisory Board Liaisons**

Mr. Harden presented the item regarding Advisory Board Liaisons, which were first assigned in June 1990.

Chevelle D. Nubin, City Clerk, provided background information obtained from former Mayor, Dr. Jay Alperin. She stated that former Mayor Tom Lynch initiated Advisory Board Liaisons to improve communication between Advisory Boards and the Commission. Liaisons were approved for certain Advisory Boards only to assist with interpretation of the information.

Mayor Ellis recommends Commission refer the issue back to staff to determine the validity of Advisory Boards. Staff is asked to examine the current Advisory Boards addressing the validity of each Board, if there is a need to have a liaison assigned, and how the liaison is or will be working with the Advisory Board. Staff is asked to provide recommendations which are more clearly defined and directive on how Commission should proceed.

Mr. Harden advised it will take two (2) months for staff to review all of the Advisory Boards and report with recommendations.

It was the consensus of the Commission to have staff review and report their recommendations within two (2) months on all existing Advisory Boards.

2. Presentation of 2005/2006 Comprehensive Annual Financial Report – Caler, Donten, Levine, Druker, Porter & Veil, P.A.

Joseph Safford, Director of Finance, introduced Milena Walinski, Assistant Finance Director, and Scott Porter, Managing Partner of Caler, Donten, Levine, Druker, Porter & Veil, P.A..

Scott Porter, the City Auditor from Caler, Donten, Levine, Druker, Porter & Veil, P. A., provided a financial overview of the City of Delray Beach, Florida Comprehensive Annual Financial Report for the fiscal year ended September 30, 2006.

It was the consensus of the Commission to approve and accept the Comprehensive Annual Financial Report for fiscal year ended September 30, 2006.

3. Discussion regarding the current Capital Improvement Program

Richard Hasko, Director of Environmental Services, introduced this item providing background information on several projects. He informed the Commission of several consultants in attendance at the meeting to assist with additional questions.

Fire Station #4

Mr. Hasko explained how Fire Station #4, which is an old dated facility, suffered a substantial amount of damage due to Hurricane Wilma. A damage assessment of the building was conducted to determine whether the building was worth renovating, or would it be more cost-effective to replace. The report was done on the need versus the level of service the Fire Station would be capable of providing. It was determined it would be more cost effective to replace the building. The report was provided in the back-up material.

Commission addressed their concerns with the cost of renovation to Fire Station #4. All recognized the conditions were deplorable and must be corrected.

It was the consensus of the Commission to construct Fire Station #4 as planned.

Western Senior Community Center

Mr. Hasko introduced the consultant for the Western Community Center, Abbas Zackria, Architect/Consultant with Walter Zackria Associates. The Western Senior Community Center is one of the Parks and Recreation bond projects.

The initial budget for this project was \$7.5 million; it is now estimated at \$11.7 million. There is a completed design, there is also an approved contract for a Construction Manager; however, there is not a signed contract at this time.

Mr. Harden questioned why the Guaranteed Maximum Price (GMP) given six months ago increased \$3 million dollars in a short period of time.

Mr. McDuffie voiced his concerns that cost of building the Western Senior Community Center increased from the original \$3.8 million dollars to almost \$15,602,347 million dollars. Mr. McDuffie explained he supports improving Fire Station #4 but cannot justify building the Western Senior Community Center in such uncertain economic times.

Mr. Harden stated there is not an executed contract. However, a Guaranteed Maximum Price (GMP) contract was awarded to the Weitz Company by Commission on March 20, 2007.

It was the consensus of the Commission to defer the construction of the Western Senior Community Center completely.

Soccer Complex

Mr. Hasko presented his item on the Soccer Complex which is also a Parks and Recreation project. The land acquisition is the former Atlantic High School site. He discussed that the initial budget for this project was a little over \$2.7 million; the current construction expenditure is \$3.25 million. There is a lot of redevelopment, re-sodding, and irrigation of the old baseball field into soccer fields. In addition, there is the construction of a concession stand with a restroom and a second floor meeting room that can be utilized to view the soccer game on the second level. Also proposed is a complete replacement of the athletic lighting which is expensive.

Mr. Harden recommended taking the second story off the building which will keep the expenditure close to the initial budget of \$2.7 million.

Mr. Fetzer questioned if the initial budget amount included the upgraded lighting.

Mr. Harden confirmed this would include the upgraded lighting. He stated the increase in the lighting was to ensure proper coverage to the perimeter of the site.

Mr. Hasko stated the amount could be reduced if the number of poles and the height of the poles could be lowered.

Discussion continued between the Commission and staff.

It was the consensus of the Commission to construct as planned without the second story on the building.

Bexley Park

Mr. Hasko presented the Bexley Park item which is part of the \$24 million bond. The initial budget for this project was \$500,000. The current construction budget is \$787,000. That number is from a hard bid. There were only two bids, the lowest bid was \$787,700 the other bid was \$965,000. The plans are one hundred percent complete. Both bids had to be thrown out because the lowest bid was not able to provide the bond that the City requires of its Contractors.

Mr. Harden advised that a Florida Recreation Development Assistance Program Grant (FRDAP) was obtained for \$200,000 for this project, which can be added to the budgeted amount of \$500,000. The grant is generally good for eighteen (18) months to two (2) years; it was awarded on May 4, 2007.

It was the consensus of the Commission to construct the park with the exception of the restroom at this time.

Pompey Park Building Expansion

Mr. Hasko presented this project stating the initial budget was \$500,000 dollars. Randolph & Dewdney Construction Inc., was the lowest priced contractor with a construction price of \$1.16 million. The scope of the construction is adding office space, expanding the entrance to the community center, computer rooms and game rooms, and some upgrading and renovating of the locker room, gymnasium, and building a storage area.

Discussion ensued among the Commission regarding the high community usage of this facility.

It was the consensus of the Commission to construct Pompey Park as planned.

Mangrove Park

Mr. Hasko presented the Mangrove Park item of which he explained the design is one hundred (100%) complete and the contract was awarded at \$2.3 million.

Mr. Harden explained we have \$1,000,000 of this money and the balance is grant money from Palm Beach County. The bids came in lower than the budgeted amount.

It was the consensus of the Commission to construct Mangrove Park as planned.

Miller Park

Mr. Hasko presented the Miller Park project which is from the 2007/2008 Capital Plan with an initial budget of \$5 million dollars. The project is currently under design and is about 80% complete. The current construction estimate is about \$5.6 million dollars which includes two phases of the project.

It was the consensus of the Commission to come back to this item later that night.

Cultural Connection

Mr. Hasko presented the Cultural Connection project, which is the last project to be included the bond. This project is a pedestrian memorial pathway.

Lula Butler, Director of Community Improvement, gave background on what the committee would like to see in this project. Mrs. Butler explained that the initial budget for this project is \$300,000 dollars. The design has not been completed at this time.

It was the consensus of the Commission to construct as planned.

North Wing/City Hall and Information Technology (IT) Building

Mr. Hasko gave an overview of the project regarding the space study. The initial budget is \$550,000. There is currently a contract of \$533,000 which includes renovating some office space, creating new offices from some of the larger offices, redoing the lobby and the Planning & Zoning/Community Improvement area.

Mr. Harden recommended financing City Hall Renovations and the IT building from internal funding instead of bond financing.

It was the consensus of the Commission to construct as planned using alternative internal funding as opposed to using a bond.

Old School Square Park

Mr. Hasko provided an overview of the proposed expansion of the Old School Square Cultural Arts Center. Originally \$200,000 had been budgeted for consulting fees, and a cost of \$2.7 million to develop the park.

It was the consensus of the Commission to fund \$700,000 and include the \$500,000 from Palm Beach County.

City Hall Chambers

Mr. Harden stated the most important issue would be to update the audio/visual in the First Floor Conference Room and the City Commission Chambers.

It was the Consensus of the Commission to fund the improvements.

Capital Improvement Financing Alternatives/SAN Mirroring Solution

Joe Safford, Director of Finance, presented this item. Staff recommended the use of some of the City's in-house reserves to finance some of the upcoming bond issue projects along with the City's storage area network (SAN). This would reduce the overall bond issue and would not conflict with any of the City's required reserves or additional reasonable reserves set aside for contingencies and storm activity.

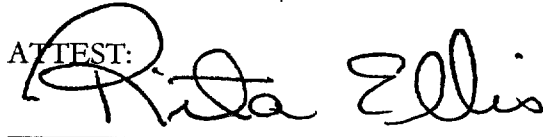
It was the consensus of the Commission to have the projects funded out of the reserves from the Insurance Fund.

Mr. Harden stated that Miller Park was also included in this funding.

It was the consensus of the Commission to meet individually with Mr. Harden to discuss financing.

Mayor Ellis adjourned the Workshop Meeting at 10:16 p.m.

ATTEST:



MAYOR



City Clerk

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 Thursday, May 8, 2007 which Minutes were formally approved and adopted by the City Commission on May 15, 2007.



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.