



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
CHARTER REVISION BOARD  
101 NE 3<sup>RD</sup> AVENUE, TOWER 101  
SUITE 1100 – 11<sup>TH</sup> FLOOR CONFERENCE ROOM  
FORT LAUDERDALE, FLORIDA 33301  
THURSDAY, AUGUST 7, 2025 – 5:30 P.M.**

**Cumulative Attendance  
January-December 2025**

Richard Weiss, Chair	P	8	0
Mary Peloquin, Vice Chair	P	8	0
Michael Albetta	P	8	0
Nadine Hankerson	P	5	1
Burnadette Norris-Weeks	P	2	0

**Staff**

Patrick Reilly, City Auditor  
David Soloman, City Clerk  
Anthony Fajardo, Assistant City Manager  
Paul Bangel, Senior Assistant City Attorney  
Gabrielle Bush, Assistant City Attorney  
Junia Robinson, Assistant Neighborhood Support Manager, Charter Board Liaison  
Karen Cruitt, Prototype, Recording Secretary

**Others**

Jim Concannon

**COMMUNICATION TO THE COMMISSION**

**Motion** by Ms. Norris-Weeks, seconded by Mr. Albetta to approve the Communication to the Commission as modified to remove “(Commission)” and to add that if the Commission decides the work of the CRB is done, the Board recommends a comprehensive review by the City Attorney’s office. In a voice vote, the motion passed unanimously.

- 1. In light of the proposed ordinance dealing with P3 projects, the consensus of the Charter Revision Board is that P3 should not be included in the Charter. Do you agree?**
- 2. The Charter Revision Board (CRB) is seeking clarification from the City Commission (Commission) as to expectations and direction regarding future work to be done by the CRB. The CRB has completed a substantial amount of work dealing with issues which have been raised by the public or by the Commission to date.**

**Is it the Commission's intention that the CRB stop their work based on completing the items included in the Commission direction provided at the joint workshop on September 17, 2024; or is it the intention of the Commission that the CRB go through the Charter word by word, reviewing every section to revise it and bring it up to date?**

**If the intent is to have the CRB look at the entire Charter, a significant amount of time will have to be devoted to this task by the City Attorney's office. In particular, if a full review is the case, the CRB would like the City Commission to provide direction to the City Attorney's Office to review the entire Charter, section by section, and present the CRB with draft language on each section as needed to modernize and update the Charter to be consistent with Federal, State, and County legal requirements.**



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**1st DRAFT**  
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Karen Cruitt, Prototype, Recording Secretary

**Others**

Jim Concannon

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The meeting was called to order at 5:30 p.m. The Pledge of Allegiance was then recited.

**II. ROLL CALL/DETERMINATION OF QUORUM**

Attendance was noted as listed above. A quorum was confirmed.

Anthony Fajardo, Assistant City Manager, asked that Item IV.a and IV.b be moved to a future agenda as the Human Resources staff who had made the request were unable to provide the information to the City Attorney's Office in time to review for this meeting.

**III. APPROVAL OF JULY 9 MEETING MINUTES**

**Motion** made by Vice Chair Peloquin, seconded by Ms. Norris-Weeks, to approve the minutes of the July 9, 2025, meeting. In a voice vote, the motion passed unanimously.

#### IV. OLD BUSINESS

- a. ~~Conflict Section 6.04 – Civil service board; created; composition.: The City’s Human Resources Department will provide a presentation on the request to amend this section [specifically, subsection 6.04 (c)(2)]~~
- b. ~~Section 6.05 – Pay plan and personnel rules.: The City’s Human Resources Department will provide a presentation on the request to amend this section.~~
- c. **Section 8.04 - Sale of real property to private persons, firms or corporations.: City Attorney’s Office to report on findings related to real estate commissions.**

Chair Weiss noted Section 8.04 was not included in the backup. Hard copies were distributed to the Board.

Paul Bangel, Senior Assistant City Attorney, advised that nothing had changed in the language since the previous review. He stated there had been a question regarding the real estate commissions as necessary. He suggested that what had been revised to be 8.04(b) was superfluous because it does not supersede anything that is already in the Procurement Ordinance. He discussed the City’s current agreement for real estate brokerage and lease management services with Colliers International of Florida which was procured through a competitive process pursuant to the ordinance.

Chair Weiss asked for clarification that it was the City Attorney’s view that if this section were deleted, the City Commission can continue to pay real estate commissions. Mr. Bangel confirmed. He explained highlights of the contract briefly.

**Motion** by Ms. Norris-Weeks, seconded by Mr. Albetta, to remove Section 8.04(b), which deals with the Real Estate Commission, with the understanding that the City Attorney’s office advises that everything authorized by that Section can be removed from the Charter. In a voice vote, the motion passed unanimously.

Mr. Bangel noted this would leave only (a) in Section 8.04. Consensus was to renumber accordingly, removing the (a).

- d. **City Attorney’s Office will present the finalized draft language as voted on by the Charter Revision Board at the July meeting (Sections 3.03, 3.08, 3.09, 3.12, and 7.16).**

*Bullet points under Item IV.d. were addressed and revisited out of order.*

- **Section 3.03 – Qualification of members.**

Mr. Bangel stated the Board had previously requested that this section be separated into subsections by bullet point and made more readable. He reviewed the changes briefly,

explaining the idea was to create a subsection (c) which would apply to any City Commissioner and the Mayor.

- **Section 3.08 – Forfeiture of office; absence.**

Mr. Bangel stated “absence” had been added to the title at the direction of the Board, but a conflict with the language of Section 6.06 remained.

Chair Weiss asked if, in light of the questions being posed to the City Commission, there was a chance the Board would not have an opportunity to address the conflict in the future. Mr. Bangel reviewed the language of Section 6.06 and stated his suggestion would be that this section was revised to match Section 3.08.

Chair Weiss suggested that if the City Commission were to determine the work of the Board was complete, a recommendation should be made that a review of the entire body of work completed by the CRB be done to ensure there are no loose ends remaining. Discussion continued. Consensus was to amend the Communication to the Commission to include a recommendation this be assigned to the City Attorney’s office.

Ms. Norris-Weeks pointed out there would normally be some standard for showing good cause, as determined by the City Commission. Chair Weiss stated it was implied, but the addition made sense.

**Motion** by Ms. Norris-Weeks, seconded by Vice Chair Peloquin to add “for good cause shown” to Section 3.08. In a voice vote, the motion passed unanimously.

- **Section 3.04 – Judge of elections and qualification of members. (added)**

Chair Weiss asked for a refresher on how the Board had landed on the issue of judging qualifications. Mr. Bangel stated the Board had recommended repeal of Section 3.04 at the June 5 meeting.

Ms. Norris-Weeks commented that the reference to the City Commission being the judge of all municipal elections and referendums and of the qualifications of its members subject to review by the courts should remain, to make this fact clear.

Chair Weiss provided a brief background on debate related to the qualifications and residency of the members of the City Commission. Discussion ensued. Mr. Bangel added State and County context related to management of municipal elections and judicial remedies available.

Chair Weiss used the example of a Commissioner moving out of their district and asked how it would be addressed if Section 3.04 was removed. Mr. Bangel stated he would suggest the remedy would be directly in the courts.

Ms. Hankerson stated her recollection of the conversation was that while the language was being removed from the Charter, but it was covered by an ordinance or captured in some other way. Discussion continued as to whether a City Commission procedure should be maintained.

Chair Weiss noted language related to canvassing was no longer applicable.

**Motion** by Ms. Hankerson, seconded by Vice Chair Peloquin, to put a period after the word “courts” in Section 3.04; the City Attorney’s office is to review the full Charter to ensure that the wording is consistent in the event other sections need to be tweaked. In a voice vote, the motion passed unanimously.

- **Section 3.09 – Organizational meeting.**

Mr. Bangel reviewed the revisions made.

**Motion** by Mr. Albetta, seconded by Ms. Hankerson, to accept the revision of Section 3.09 as proposed. In a voice vote, the motion passed unanimously.

- **Section 3.12 – Special meetings – How called.**

Mr. Bangel reviewed the revisions made.

**Motion** by Vice Chair Peloquin, seconded by Ms. Norris-Weeks, to accept the revision of Section 3.12 as proposed. In a voice vote, the motion passed unanimously.

- **Section 7.16 – Election; tie vote.**

Mr. Bangel reviewed the revisions made.

**Motion** by Mr. Albetta, seconded by Ms. Hankerson, to accept the revision of Section 7.16 as proposed. In a voice vote, the motion passed unanimously.

## **V. NEW BUSINESS**

### **a. Communication to the Commission**

**The CRB may modify these communications and vote on final language that can be transmitted to the City Commission prior to the August 19 City Commission agenda.**

Anthony Fajardo, Assistant City Manager, explained two (2) Communications to the City Commission were voted on at the July 9 meeting. He stated the first was presented as drafted, but staff had made amendments to the language of the second communication, so it both were presented for Board review and approval. He noted the item would be placed on the August 19 Commission agenda.

1. In light of the proposed ordinance dealing with P3 projects, the consensus of the Charter Revision Board is that P3 should not be included in the Charter. Do you agree?
2. The Charter Revision Board (CRB) is seeking clarification from the City Commission (Commission) as to expectations and direction regarding future work to be done by the CRB. The CRB has completed a substantial amount of work dealing with issues which have been raised by the public or by the Commission to date.

Is it the Commission's intention that the CRB stop their work based on completing the items included in the Commission direction provided at the joint workshop on September 17, 2024; or is it the intention of the Commission that the CRB go through the Charter word by word, reviewing every section to revise it and bring it up to date?

If the intent is to have the CRB look at the entire Charter, a significant amount of time will have to be devoted to this task by the City Attorney's office. In particular, if a full review is the case, the CRB would like the City Commission to provide direction to the City Attorney's Office to review the entire Charter, section by section, and present the CRB with draft language on each section as needed to modernize and update the Charter to be consistent with Federal, State, and County legal requirements.

Chair Weiss stated (Commission) should be removed from the second line and reiterated previous recommendations to add a recommendation for a comprehensive review by the City Attorney's office.

Mr. Fajardo advised that he was compiling a summary memo to review the work of the Board to date.

Mr. Bangel asked where this communication would leave Article VI. Mr. Fajardo stated the recommendations related to this article were not directed by the City Commission but were initiated by the Human Resources Department through the City Manager's office. He advised this did remain a pending item that the City Manager would like the Board to take up.

Ms. Norris-Weeks commented that this would be among the things the Commission would consider when addressing the communication.

Mr. Fajardo recommended the Board designate someone to attend the meeting, if possible. He advised that he would not be present. Discussion ensued regarding moving the agenda item to September 3 to allow for Mr. Fajardo's attendance.

**Motion** by Ms. Norris-Weeks, seconded by Mr. Albetta to approve the Communication to the Commission as modified to remove "(Commission)" and to add that if the Commission

decides the work of the CRB is done, the Board recommends a comprehensive review by the City Attorney's office. In a voice vote, the motion passed unanimously.

Mr. Bangel stated in addition to Article VI, there were also changes to Section 4.06 and Section 4.07 which had been recommended. He noted Section 4.06 was on the City Attorney's memo and Section 4.07 was on the Conflict List, but neither had been addressed because Human Resources was proposing additional revisions which had not yet been reviewed by counsel.

Chair Weiss commented that if there were conflicting recommendations by staff, the City Commission would determine whether they wanted the Board to address it.

Ms. Norris-Weeks stated the items should be added to the memo being compiled by Mr. Fajardo. Chair Weiss agreed.

- b. Designate a Board member to attend the August 19 City Commission meeting to answer questions and provided clarification to the Commission related to the communication.**

Chair Weiss stated Vice Chair Peloquin would attend, and he would attend if available.

Mr. Bangel advised that the September 3 Commission meeting should also be noticed as a meeting of the CRB as two (2) or more members of the Board would be present.

## **VI. CHARTER REVISION BOARD DISCUSSION**

Jim Concannon asked if the outreach program associated with the Charter Review would be revisited. He stated this was among his primary concerns. He noted that he was told residents of District 3 were being encouraged by the new City Manager to take the survey. Mr. Fajardo clarified that the survey was not currently available online.

Chair Weiss stated Mr. Concannon raised a good point, that public input had stopped because the City Commission had not felt comfortable with the survey. He asked the Board if they wanted to consider adding a question to address this in the Communication to the Commission.

Ms. Norris-Weeks advised that she saw the questions to the Commission as seeking direction and did not expect that direction to be a hard stop. She stated if that were to occur, she expected the Commission would provide some forum for public proposals or input. Discussion continued regarding the public outreach plan and direction the City Commission.

Mr. Fajardo noted the next scheduled meeting of the CRB was August 4. Consensus was that the meeting should move forward as scheduled.



Mr. Bangel asked if the Board would want to have input on the ballot questions. Chair Weiss stated that it would depend on the desire of the Commission, but this was typically left to the City Attorney's office.

Mr. Fajardo stated the Commission had previously stated they want input from the Board on the ballot questions. Discussion continued regarding the process and the number of ballot questions.

## **VII. PUBLIC INPUT**

Jim Concannon pointed out the previous Charter Review Board had spent a lot of time discussing the type and number of ballot questions and had agreed that there should be three (3) digestible questions.

Chair Weiss reiterated the need for clarity from the City Commission.

## **VIII. ADJOURN**

There being no further business, the meeting was adjourned at 6:40 p.m.

[Minutes prepared by C. Parkinson, Prototype, Inc.]



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Michael Albetta	P	7	0
Nadine Hankerson	P	4	1
Burnadette Norris-Weeks	P	1	0

**Staff**

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Gabrielle Bush, Assistant City Attorney  
Tiffany Bain, Director, Strategic Initiatives and Administration  
Junia Robinson, Assistant Neighborhood Support Manager, Charter Board Liaison  
Karen Cruitt, Prototype, Recording Secretary

**COMMUNICATION TO THE COMMISSION**

**Motion** by Chair Weiss, seconded by Ms. Norris-Weeks, to send a Communication to the Commission asking the following:

1. In light of the proposed ordinance dealing with P3 projects, the consensus of the Charter Revision Board is that P3 should not be included in the charter. Do you agree?
2. The Charter Revision Board has completed a substantial amount of work dealing with what they view as issues which have been raised by the public or by the Commission to date. Is it your intention that the CRB stop their work there or is it your intention that the CRB go through the Charter word by word, reviewing every section to revise it and bring it up to date.

In a voice vote, the motion passed unanimously.



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In a voice vote, the motion passed unanimously.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The meeting was called to order at 9:10 a.m.

The Pledge of Allegiance was then recited.

## **II. ROLL CALL/DETERMINATION OF QUORUM**

Attendance was noted as listed above. A quorum was confirmed. Chair Weiss welcomed new Board member, Municipal Attorney Burnadette Norris-Weeks. Ms. Norris-Weeks introduced herself briefly.

Anthony Fajardo, Assistant City Manager, asked that Item IV.a.2.d. and VI.b.2.a. be moved to a future agenda to allow the City Manager's office an opportunity to converse with the Board on these matters. He asked that Items V.b.1, b.2, and b.3 be moved to a future agenda as the Human Resources staff who had made the request were unable to attend this meeting.

## **III. APPROVAL OF JUNE 5 MEETING MINUTES**

**Motion** made by Ms. Norris-Weeks, seconded by Vice Chair Peloquin, to approve the minutes of the June 5, 2025, meeting. In a voice vote, the motion passed unanimously.

## **IV. OLD BUSINESS**

### **a. Conflict Chart and Proposed Revisions (Exhibits A-1 and A-2)**

Paul Bangel, Senior Assistant City Attorney, provided a brief overview of the chart. He explained that some of the items on the chart had become moot, primarily because they had been addressed in other discussions.

#### **1. Approved:**

##### **a. Section 3.04 – Judge of Elections and Qualifications of Members**

Mr. Bangel stated the Board's recommendation had been to repeal this section because pursuant to the special act of the legislature governing municipal elections in Broward County, the County Canvassing Board canvases all municipal elections in the County and there are judicial remedies for the potential challenges described in the Section. Discussion ensued briefly.

##### **b. Section 3.15 – Initiative; Petition for Proposed Ordinance**

Mr. Bangel advised that the Board had recommended restating Section 3.15 almost in its entirety related to the Initiative and Referendum process. He reviewed the language approved and noted it would make Section 3.17 and 3.20 moot.

- **Section 3.17 – Commission Required to Take Action**
- **Section 3.20 – Referendum Elections**

Mr. Bangel stated as a result of changes to Section 3.15, Section 3.17 and Section 3.20 became moot.

**2. For Discussion:**

**a. Section 10.03 – Public Hearings and Public Notice**

Mr. Bangel explained this section was recommended for repeal. He noted it required two (2) newspaper publications for all public hearings, but counsel was not aware of any requirements for these publications and Sunshine Law provides for reasonable notice of public meetings. He discussed the separation of ordinances from public hearings as a result of the publication language in the Charter.

Ms. Norris-Weeks commented that under State law, cities have the option to notice hearings on the County website.

Chair Weiss pointed out any reference to newspapers in the Charter was dated.

Mr. Bangel stated he had investigated the requirements for Land Use items was not aware of any general requirements that the public be noticed in this way, except as the City requires. He suggested an associated recommendation could be made to reorder the City Commission agenda to put ordinances under public hearings. Chair Weiss recommended a footnote to suggest this change be made despite it not being included in the Charter.

**Motion** by Mr. Albetta, seconded by Vice Chair Peloquin, to eliminate Section 10.03. In a voice vote, the motion passed unanimously.

**b. Section 3.12 – Special Meetings – How Called**

Mr. Bangel advised the Section provided for calling a special meeting with six (6) hours' notice, but it was his opinion that there should be more notice. He reviewed Sunshine Law, Broward County Charter, and recommendations of the Florida Attorney General's office. He recommended that the Section be changed to provide for at least 72 hours' notice or, in the event of an emergency as determined by the Mayor or City Manager in consultation with the City Attorney, at least 24 hours' notice. He noted potential confusion in the notice to Commissioners and to the public.

Chair Weiss sought and received consensus that the Board agreed to the timing in Mr. Bangel's recommendation. He asked whether the type of notice should be specified.

Discussion ensued regarding notice. David Solomon, City Clerk, provided an overview of the process for posting a special meeting and informing the public.

Chair Weiss commented that in the case of an actual emergency, 24 hours may be an issue. He stated if something needs to be done, that process should be facilitated. The Board and staff discussed recent floods in Texas as an example.

Ms. Norris-Weeks suggested if the Board was contemplating less than 24 hours' notice, the type of emergency conditions which might exist could be further qualified.

Mr. Bangel pointed out that the Attorney General recommendations addressed special meetings but did not address emergencies, while the County Charter did.

Chair Weiss suggested language similar to the County language to allow for posting at the earliest practicable time, while stating the nature of the emergency in the notice. Discussion continued regarding the standard for an emergency meeting and the definition of an emergency.

Ms. Hankerson agreed with suggestions to remove the time limit. She asked if emergency situations were defined in the ordinance so the Charter could reference that definition. Mr. Bangel stated he was not aware of the definition being included, but it was a good idea.

Chair Weiss stated that if an emergency meeting was to be called with two (2) hours' notice, it should be a life-threatening emergency. He asked that Board members come back with language that defines an emergency and allows for as much notice as practicable.

**c. Section 3.10 – Special Meeting to Seat a New Member**

Mr. Bangel stated the proposed solution could be disregarded because there was a version of Section 3.09 which was reviewed by the former Board and vetted by the Supervisor of Elections counsel at the time.

**• Section 3.09 – Organization Meeting**

Mr. Bangel reviewed the language proposed by the previous Charter Revision Board. Chair Weiss stated the changes made it clear when people would be sworn in and that they must be sworn in. He asked whether a reelected member was newly elected and suggested a clarification of the language. Discussion ensued.

Chair Weiss asked that a revised draft be presented at a future meeting based on Board discussion of all those elected officials that have been certified. Mr. Bangel clarified this would render Section 3.10 moot.

**d. ~~Section 4.07 – Assistants to the City Manager~~**

This item was moved to a future agenda.

**b. City Attorney's Office Memorandum No. 23-013 (Exhibits B-1 and B-2)**

**1. Approved:**

**a. Section 7.16 – Election; Tie Vote; Primary Election to Fill One Vacancy**

Mr. Bangel explained there had been an oversight when the Charter was revised to eliminate primary elections. He stated the recommendation was to correct the title of the section and delete the last sentence.

Chair Weiss suggested the word “the” be replaced with “each” and that candidate should be singular and that repetitive language be removed. Discussion continued regarding revision of the language.

**Motion** by Ms. Norris-Weeks, seconded by Mr. Albetta, to approve the language of Section 7.16 as revised. In a voice vote, the motion passed unanimously.

**2. For Discussion:**

- a. ~~Section 4.06 – Acting City Manager Upon Resignation of or During Absence or Disability of City Manager~~
- b. **Section 10.03 – Public Hearings and Public Notice**

Mr. Bangel noted this section was addressed under the Conflict Chart discussion.

**c. Section 3.12 – Special Meetings – How Called**

Mr. Bangel noted this section was addressed under the Conflict Chart discussion.

**d. Section 3.03 – Qualification of Members, Forfeiture of Office**

Mr. Bangel explained the previous Charter Revision Board made a recommendation on this section, which deals with the qualification of Commission members. Chair Weiss provided brief historical background.

Mr. Bangel reviewed the recommendations. He stated the change to “elector” would have the effect of changing the minimum age from 21 to 18.

Chair Weiss pointed out that “City of Fort Lauderdale” should be changed to “City” throughout the Charter, and that double numbers and other clerical revisions should be made. He suggested this could be done as a single ballot question. Ms. Norris-Weeks agreed. Discussion continued.

**Motion** by Mr. Albetta, seconded by Vice Chair Peloquin, to suggest a ballot question to make a clerical update of non-substantive changes to the Charter in order to clean up and modernize it. In a voice vote, the motion passed unanimously.

Chair Weiss resumed the review of the proposed language. He noted the previous Board had discussed the definition of “permanent resident” and determined the courts had interpreted the definition.

Chair Weiss asked if there were qualifications referenced elsewhere in the Charter or if language stating such should be removed. Mr. Bangel stated he would investigate.

Chair Weiss stated the language of this section was too difficult to read and needed to be simplified. He suggested subheadings to break it up. Discussion ensued as to how to better organize the information and the language of the section.

Vice Chair Peloquin inquired about the process for verification when a candidate files for office. Mr. Solomon stated that staff would check the address to make sure it is in the correct district, but do not investigate. Discussion followed regarding cases where misinformation had been provided by candidates and internal procedures.

Chair Weiss advised that the Board substantively approved of the language but wanted staff to confirm there were other requirements listed in the Charter, to clean up the language, and to attempt to make it more readable.

Patrick Reilly, City Auditor, noted the duplication in the titles of Section 3.03 and Section 3.08 and asked if a change was needed. Discussion ensued as to how to address the issue, including the possibility of consolidating language related to forfeiture of office. Consensus was to remove "Forfeiture of Office" from the title of Section 3.03 and add "Absences" to the title of Section 3.08.

**e. Section 3.08 – Forfeiture of Office**

- **Section 6.06 – City Commission Involvement Prohibited**

Chair Weiss asked why the Mayor was not included in this section. Mr. Bangel read Section 3.02 which stated the Mayor and four (4) City Commissioners would sometimes be referred to as Commissioners or the City Commission. Discussion ensued briefly.

Mr. Bangel stated the former City Attorney had identified conflicting language about forfeiture of office and removal of office in Section 6.06, which is also cross-referenced. He reviewed language proposed for consistency.

Ms. Norris-Weeks expressed concern that the amendment would cause unnecessary confusion and may be interpreted in ways that would cause problems. Chair Weiss agreed, stating it was a non-issue.

Mr. Bangel pointed out the previous CRB had discussed removal of the sentence that provides for forfeiture of office in the event of conviction of a felony in light of and recognizing the Governor's existing authority to suspend and remove municipal officers. He asked if the Board wanted to revisit this. Discussion continued regarding the Governor's authority, timeliness of removal, and appeals. Consensus was to leave the language as-is.

**Motion** by Vice Chair Peloquin, seconded by Ms. Hankerson, to change the title of Section 3.08 as determined by the City Attorney's office based on discussion. In a voice vote, the motion passed unanimously.



**f. Section 7.16 – Election; Tie Vote; Primary Election to Fill One Vacancy**

Mr. Bangel noted this section was previously addressed.

**c. Article VIII – Public Property (Exhibit C)**

**1. Approved:**

**a. Section 8.01 – Sale of Personal Property; Procedure**

Mr. Bangel stated he was not clear what was meant by the reference to this section in the previous City Attorney's memo. He advised that he was not aware of a conflict with State law. Discussion ensued briefly.

Chair Weiss suggested the language should not be in the negative. Consensus was to leave the language as drafted.

**Motion** by Mr. Albetta, seconded by Vice Chair Peloquin, to approve Section 8.01 as proposed in blue with no revisions. In a voice vote, the motion passed unanimously.

**b. Section 8.02 – Sale of Public Lands and of Public Property to Public Bodies**

Mr. Bangel reviewed the language as previously discussed. He noted the final sentence had been reworded at the request of the Board. Chair Weiss summarized the changes.

**Motion** by Vice Chair Peloquin, seconded by Mr. Albetta, to approve Section 8.03 as proposed in blue. In a voice vote, the motion passed unanimously.

**c. Section 8.04 – Sale of Real Property to Private Persons, Firms or Corporations**

Chair Weiss provided a brief background on controversy related to sale and lease of property and Public Private Partnerships (P3).

Mr. Bangel reviewed the previously discussed amendments and noted he had added "consistent with applicable law." He noted there was a caveat that Section 8.04 was subject to Section 8.21 which, if adopted, would require a special election referendum to sell or transfer any land zoned Parks, Recreation, and Open Space, and would require a unanimous vote of the City Commission to enter a lease or other type of use agreement for more than one (1) year.

Discussion ensued regarding the amended language, protection of City property, evaluation of P3 agreements, the amount of property available, and the foundations of the proposed changes.

*Chair Weiss called for a recess at 10:59 a.m. The meeting was reconvened at 11:20 a.m.*

The Board discussed whether the protection of requiring four (4) votes was necessary in this section.

Vice Chair Peloquin advised that her position was that it should be four (4) votes because once the property is gone, it is gone, and sale should not be easy.

Ms. Norris-Weeks stated she agreed with this position and was interested in knowing what property was available. Chair Weiss asked staff to provide Ms. Norris-Weeks with the list previously supplied by the Risk Management Department.

**Motion** by Chair Weiss, seconded by Ms. Hankerson, to leave the required number of Commission votes at four (4). In a voice vote, the motion passed unanimously.

Chair Weiss asked if clause B in reference to a real estate broker was needed. Mr. Bangel stated it was existing language and noted it may have been intended to separate it and make clear it is not subject to the requirements of the Procurement Code. Discussion continued regarding the language and the process for paying agents when purchasing and selling property.

Mr. Bangel read the exemption for real estate transaction-related costs in the Procurement Code. He stated the Procurement Code could be amended to address brokerage fees if it was removed from the Charter.

Chair Weiss recommended Mr. Bangel speak with the real estate attorney in the City Attorney's office to determine if she believed the language needed to remain.

**d. Section 8.09 – Leases for More than One Year and Not More than Fifty Years**

Mr. Bangel commented on potential advantages of utilizing license agreements. He reviewed the proposed language. Chair Weiss summarized prior conversations. Discussion ensued regarding lease terms and voting requirements.

Ms. Hankerson stated four (4) votes means that all communities are unanimous on what happens with land in the City. She asserted that requiring four (4) votes removes the potential for manipulation from the table. Mr. Albetta agreed. Discussion continued.

Chair Weiss stated the other language in the section, including the reports and other issues, may not be needed in the Charter.

**Motion** by Vice Chair Peloquin, seconded by Ms. Hankerson, to approve the language as proposed in blue. In a voice vote, the motion passed unanimously.

**e. Section 8.21 – Disposing of Public Property**

Mr. Bangel reviewed the revised language as previously approved by the Board, which would require a special election referendum to sell or transfer any land zoned Parks, Recreation, and Open Space, and would require a unanimous vote of the City Commission to enter a lease or other type of use agreement for more than one (1) year.

Vice Chair Peloquin asked if this covered P3 agreements. Mr. Bangel responded that a lease or license agreement could come out of the comprehensive agreement of a P3. Discussion continued.

Chair Weiss asked Mr. Bangel to consult with the attorney in the City Attorney's office that specializes in P3 for any direction related to the language of the section.

## **V. NEW BUSINESS**

### **a. City Commission Direction (Exhibits D-1 and D-2)**

Mr. Bangel explained Exhibits D-1 and D-2 were excerpts from a memo written by Mr. Fajardo late in 2024 based on Commission discussion and workshops. He noted staff would be bringing the topic of public outreach back for further discussion.

Ms. Norris-Weeks asked for clarification on what was previously discussed related to public outreach. Mr. Fajardo provided additional details regarding public outreach efforts and objectives and advised that a memo had been drafted for review by and direction from the Commission. He noted he had also made a presentation to the Fort Lauderdale Civic Association and garnered feedback.

Ms. Norris-Weeks stated her concern would be making sure all neighborhoods are touched, not just the more highly engaged neighborhoods. She commented that she would be interested in knowing what is being done to make sure all areas of the community are reached.

Mr. Fajardo shared that the most recent Commission discussion was that the individual Homeowners Association (HOA) presidents would be the primary points of contact to try to determine the best form of engagement. Discussion continued.

Mr. Albetta commented on Bill Brown's exceptional presentation.

Ms. Norris-Weeks pointed out that everyone does not engage in the same way and encouraged things like going to the YMCA. Mr. Fajardo stated staff is open to this and acknowledged that there is room for adjustability. He added that the message was clear that there should be as much engagement as possible.

Chair Weiss asked how the City can customize its outreach to the different ways that people engage. Mr. Fajardo highlighted the use of religious organizations to get the message out in neighborhoods where Civic Associations are less engaged. Chair Weiss suggested a list could be provided to each Commission on communication planned in

their district to determine if anything was excluded. Discussion continued regarding public engagement and the survey which had been temporarily conducted.

*Chair Weiss called for a recess at 12:00 p.m. The meeting was reconvened at 12:15 p.m.*

## **1. Form of Government**

Gabrielle Bush, Assistant City Attorney, provided a PowerPoint presentation on forms of government. Mr. Bangel advised that Dr. Peter L. Cruise with Florida Atlantic University had created the presentation for presentation to the Charter Revision Board in 2023. Chair Weiss provided additional information throughout the presentation. Discussion ensued regarding the form of government in other municipalities and advocacy for changes to the City's form of government.

Chair Weiss recommended the Board continue the discussion to allow Mayor Dean Trantalis was available to participate. He asked that the item be placed at the beginning of the agenda for the next meeting.

## **2. Contribution Limits**

Ms. Bush stated there had been discussion at a previous meeting as to whether contribution limits should be added to the Charter. She reviewed the current ordinance and Statute and noted existing preemptions.

## **3. P3 (Public Private Partnership)**

Mr. Bangel advised that what the Commission wanted the Board to discuss related to P3 was not clear. Discussion ensued briefly.

Chair Weiss stated that it was not productive to discuss the direction of the Commission when it was not clear. He suggested the Board ask the Commission, in light of the proposed ordinance, what they wanted the Board to look at, and allow the Commission to have that discussion. Ms. Norris-Weeks asked that staff send the proposed P3 ordinance to the Board.

## **4. Election Cycles**

Ms. Bush explained the request was to look at staggered election cycles. She shared data she had gathered on staggered election cycles in other municipalities.

Discussion ensued briefly. Mr. Albetta shared that he had spoken with Commissioners in a community with staggered election and it works.

Chair Weiss suggested the topic wait for additional community input to determine if the public feels a change is warranted or necessary.

**b. Staff Charter Revision Recommendations (Exhibits E-1 and E-2)**

- 1. ~~Section 6.01 – Civil Service Established~~**
- 2. ~~Section 6.04(c)(2) – Civil Service Board; Created; Composition~~**
- 3. ~~Section 6.05 – Pay Plan and Personnel Rules~~**

**c. Article VIII – Public Property (Exhibit F)**

- 1. Section 8.03 – Acquiring Right-of-Way for Purpose of Conveying Same to a Public Body**

Mr. Bangel reviewed the section. He stated it only applied to conveyances and expenditure for public roads within the City region.

Chair Weiss asked what made Section 8.03 different from a section previously discussed regarding conveying land. Mr. Bangel read language which stated this was in addition to authority granted elsewhere. Discussion continued.

Ms. Norris-Weeks clarified this was existing language and no changes had been recommended. Chair Weiss confirmed that previous discussion had led him to ask that the Board review the entirety of Article VIII. Discussion ensued and it was determined no issues had been raised.

**2. Section 8.05 – Leases for Not More Than One Year**

Chair Weiss stated this subject was previously discussed in another section.

*Chair Weiss called for a recess at 12:47 p.m. The meeting was reconvened at 12:52 p.m.*

Mr. Bangel asserted that this section provided more specificity on leases for not more than one year, while also mentioning recreation facilities, and golf courses, and addressing concessions. Discussion ensued regarding Section 8.05 and the previously discussed Section 8.09, as well as associated ordinances pertaining to the City Manager's authority to approve leases of up to one (1) year.

Chair Weiss stated he believed that Section 8.05 was superfluous. He asked staff to review whether there was a need and report back as needed.

Ms. Norris-Weeks stated Section 8.09 needed additional review in recognition of the language related to the authority of the City Manager. Discussion continued regarding delegation of authority. Chair Weiss asked that staff make a note to revisit Section 8.09.

**3. Section 8.06 – Leases at Bahia-Mar**

Mr. Bangel read Section 8.06 and opened the item to discussion. Chair Weiss stated the section implied that if City property were to be leased, a bid process was required. Mr. Bangel noted crossed-out language in the Board's recommendations for Section 8.09 which referred to a bid process. Discussion continued.

Chair Weiss asked that the attorney who handled the recent lease at Bahia Mar be consulted to make sure there was not another provision they had relied on and to determine whether eliminating the section would cause issues.

Mr. Albetta referenced comments by Marilyn Mammano with Fort Lauderdale Tomorrow at the May 1 meeting related to this provision.

Vice Chair Peloquin suggested it was odd for a specific property to be called out in the Charter. Chair Weiss agreed. He asked staff to investigate the reasons the section was included in the Charter.

Chair Weiss pointed out that there are typically footnotes in Municipal Code to track dates changes were made and asked staff to make note.

#### **4. Section 8.07 – Leases with Governmental Entities or Agencies for Governmental Purposes**

Chair Weiss stated this language was included in the Board's proposed revisions to a previous section. Mr. Bangel advised that it was Section 8.02.

Chair Weiss asserted that a 50-year limitation was not needed when dealing with government. Mr. Bangel stated the Board had added lengths to Section 8.02 but no time limit. Discussion continued.

**Motion** by Mr. Albetta seconded by Ms. Hankerson, to remove the 50-year limit from Section 8.07. In a voice vote, the motion passed unanimously.

#### **5. Section 8.08 – Leases of Parking Spaces in Parking Facilities Owned or Operated by the City**

Mr. Bangel read Section 8.08 and opened the item to discussion. Chair Weiss stated that if parking space were a piece of City property, the previous amendments related to leasing property would apply if this section were removed.

Mr. Bangel made the argument that parking spaces in a parking facility should be licensed rather than leased.

Ben Rogers, Assistant City Manager, provided additional details on specific examples of parking agreements. Discussion continued.

Consensus was to leave the language as-is.

- 6. Section 8.10 – Fort Lauderdale Executive Airport (Prospect Field)**
- 7. Section 8.11 – Sale of Real Property at Fort Lauderdale Executive Airport (Prospect Field)**

Chair Weiss asked that a representative of the Executive Airport be brought in to speak with the Board regarding Sections 8.10 and 8.11.

Ms. Norris-Weeks inquired as to whether it was the intention for the Board to touch every section of the Charter. Discussion ensued regarding the charge of the Charter Revision Committee and direction of the City Commission.

Chair Weiss stated he had been proceeding as though the direction was to go through the Charter to clean it up and modernize it. Mr. Fajardo agreed with the characterization of the direction provided and added that Commissioners had also referenced a review of the full Charter in anticipation of any specific issues which may come up. Discussion continued. Consensus was to draft a Communication to the Commission to ask for clarification.

The Board and staff discussed topics to include in a Communication to the Commission.

**Motion** by Chair Weiss, seconded by Ms. Norris-Weeks, to send a Communication to the Commission asking the following:

1. In light of the proposed ordinance dealing with P3 projects, the consensus of the Charter Revision Board is that P3 should not be included in the charter. Do you agree?
2. The Charter Revision Board has completed a substantial amount of work dealing with what they view as issues which have been raised by the public or by the Commission to date. Is it your intention that the CRB stop their work there or is it your intention that the CRB go through the Charter word by word, reviewing every section to revise it and bring it up to date.

In a voice vote, the motion passed unanimously.

#### **8. Section 8.12 – Leases of Shops in Central Business District Parking Garage**

Chair Weiss commented that he did not believe a special exception for this location was necessary.

#### **9. Section 8.13 – Leases to Civic and Charitable Organizations**

Chair Weiss asked if this subject would be covered by Section 8.01. Discussion ensued briefly regarding the types of organizations included. Mr. Bangel read from his notes on the section.

Chair Weiss noted there were no specific issues brought up regarding this section. Discussion continued regarding a full update of the Charter versus a review of issues.

Ms. Norris-Weeks stated that if the direction of the Commission was a full review, there also needed to be direction to the City Attorney's office to create a draft for the Board to review and discuss. Chair Weiss suggested this request be added to the previously

discussed Communication to the Commission. He noted it was not a small task. Ms. Norris-Weeks commented that the City Attorney's office may want to hire a consultant.

Discussion ensued regarding the need for public input. Chair Weiss asked the Board whether they wanted to continue the review or wait for direction from the Commission.

The Board discussed revision of the Communication to the Commission to request that the City Attorney's office be directed to create a draft as stated by Ms. Norris-Weeks and what should be included in that direction, including speaking with applicable staff for feedback on each section.

Chair Weiss suggested the Board do an interim report or status memo explaining what had been done, what needed public input, and to seek direction of the Commission as previously discussed. Discussion continued. Consensus was to include an update on the Board's progress with the Communication to the Commission. Vice Chair Peloquin will attend on behalf of the Board.

**Motion** made by Chair Weiss, seconded by Ms. Hankerson, to cancel the July 10 meeting. In a voice vote, the motion passed unanimously.

- 10. Section 8.14 – Form and Execution of Leases**
- 11. Section 8.15 – Granting Franchises**
- 12. Section 8.16 – Rates to be Charged**
- 13. Section 8.17 – Conditions of Grant or Franchise**
- 14. Section 8.18 – Assignments of Grants**
- 15. Section 8.19 – Right of Regulation**
- 16. Section 8.20 – General Provisions**

## **VI. CHARTER REVISION BOARD DISCUSSION**

None.

## **VII. PUBLIC INPUT**

None.

## **VIII. ADJOURN**

There being no further business, the meeting was adjourned at 2:07 p.m.