

City of Fort Lauderdale

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Meeting Minutes

Thursday, September 22, 2022

1:30 PM

City Hall - City Commission Chambers
100 North Andrews Avenue, Fort Lauderdale, FL 33301

City Commission Conference Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

BEN SORENSEN Vice Mayor Commissioner - District IV

HEATHER MORAITIS Commissioner - District I

STEVEN GLASSMAN Commissioner - District II

ROBERT L. MCKINZIE Commissioner - District III

GREG CHAVARRIA, City Manager

DAVID R. SOLOMAN, City Clerk

ALAIN E. BOILEAU, City Attorney

PATRICK REILLY, Interim City Auditor

CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:41 p.m.

QUORUM ESTABLISHED

Commission Members Present: Commissioner Heather Moraitis (arrived at 3:33 p.m.), Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen and Mayor Dean J. Trantalis

Also Present: City Manager Greg Chavarria, City Clerk David R. Soloman, City Attorney Alain E. Boileau, and Interim City Auditor Patrick Reilly

CONFERENCE REPORTS

CF-1 [22-0815](#)

Expansion of the Beach Business Improvement District (BBID) - (Commission Districts 2 and 4)

City Manager Greg Chavarria provided an overview of this Agenda item.

In response to Mayor Trantalis' questions, City Attorney Alain Boileau explained the process will involve a study to determine what properties would be encompassed within the geographical expansion in order to develop a fairly apportioned assessment methodology. City Attorney Boileau commented on related details.

Mayor Trantalis recognized Sarah Spurlock, Nighttime Economy Manager and Beach Business Improvement District (BBID) liaison. Ms. Spurlock explained input from the BBID Advisory Committee regarding its interest in expanding BBID boundaries. Staff is requesting Commission support to begin the related process. Further comment and discussion ensued regarding the proposed expanded boundaries.

Mayor Trantalis remarked on the possibility of including the Pier 66 area within the BBID. Ms. Spurlock explained details associated with the two (2) proposed BBID boundary map options prepared by Staff and attached as exhibits to the Commission Agenda Memo. She discussed details of the process and plans for outreach to businesses.

Vice Mayor Sorensen confirmed the need for additional discussion on

this topic and support from the impacted businesses. Ms. Spurlock said the process only applies to commercial businesses.

OLD/NEW BUSINESS

BUS-1 [22-0916](#)

Federal Funding Opportunities Update - (Commission Districts 1, 2, 3 and 4)

City Manager Chavarria provided an overview of this Agenda item.

Mayor Trantalis recognized Ben Rogers, Transportation and Mobility Department Director. Mr. Rogers explained that a lot of grant funding opportunities for the City are funded through the Broward County Metropolitan Planning Organization (MPO).

Paul Calvaresi, MPO Intergovernmental Manager, narrated a slide presentation entitled *Federal Grant Opportunities, August - September 2022*, outlining grant funding opportunities applicable to the City and Broward County (County). The presentation is a high-level overview of federal government grant funding associated with the Infrastructure Investment and Jobs Act.

A copy of the presentation is part of the backup to this Agenda item.

In response to Mayor Trantalis' question regarding the definition of the acronym *NOFO*, Mr. Calvaresi explained it represents *Notice of Funding Opportunity* and explained related details.

In response to Mayor Trantalis' question regarding grant funding for electronic vehicle (EV) charging stations, Mr. Calvaresi explained that all County municipality requests for EV charging stations would be packaged as one (1) grant funding request.

Mayor Trantalis remarked on aspects of fast charging community EV charging stations and cited examples. Mr. Calvaresi noted those types of EV charging stations are site specific in communities. The MPO is leading that effort, but the MPO does not have the authority to dictate where those EV charging stations are located and requires coordination and a grassroots effort.

Mr. Calvaresi continued narration of the presentation.

In response to Vice Mayor Sorensen's questions, Mr. Calvaresi expounded on details regarding the Railroad Crossing Elimination Program (RCEP) for improved levels of railroad crossing safety and

confirmed there are currently twenty-nine (29) railroad crossings that have that level of safety. Further comment and discussion ensued. Mr. Calvaresi confirmed railroad crossing quad gates prevent vehicles from proceeding through the railroad crossing, resulting in a reduced number of vehicle accidents. He noted the RCEP grant application is due on October 11, 2022.

In response to Vice Mayor Sorensen's request for an update on the status of railway quiet zones (quiet zones), Mayor Trantalis said the subject is currently being studied by the Florida East Coast Railroad (FECR). Mr. Rogers noted the MPO has taken the regional leadership role in coordinating and analyzing quiet zone railway intersections to determine needed improvements to bolster safety. Further comment and discussion ensued.

Commissioner Glassman discussed his viewpoint regarding the City's contribution to the Surtax Program and lack of corresponding funding for City transportation projects.

Vice Mayor Sorensen concurred with Commissioner Glassman and commented on his recollection and perspective. Mr. Rogers provided an update on City funding applications and explained details regarding meetings with the County.

Mayor Trantalis remarked on his discussions on this topic at MPO Meetings. He noted the need for a Commission Workshop to discuss strategy and push forward. Mayor Trantalis commented on immediate funding needs and challenges associated with the City being built out. Further comment and discussion ensued.

Commissioner Glassman discussed his perspective and frustration with languishing transportation projects, including Breakers Avenue and the Las Olas Mobility Plan. He reiterated earlier comments regarding the City's contribution to Surtax funding and remarked on the City's proactive efforts advocating for the Surtax.

Mr. Rogers explained Staff's work to add major transportation projects to the MPO's Transportation Plan to allow for federal funding. Staff is scheduled to bring forward those projects for Commission approval and insertion into the MPO's Transportation Plan.

Mayor Trantalis encouraged each Commission Member to meet with the Broward County Commission members and discussed related details.

Mayor Trantalis recognized Karen Warfel, Transportation and Mobility

Department Program Manager. Ms. Warfel provided background information related to significant, long-term projects eligible for federal funding. Staff is extensively involved in MPO's five (5) year cycles in which the MPO updates its twenty-five (25) year Regional Transportation Plan. Ms. Warfel remarked on Staff's involvement with new priorities that arise and confirmed Staff efforts to obtain federal funding opportunities. Further comment and discussion ensued.

Ms. Warfel confirmed Mr. Rogers' earlier discussion of Staff bringing forward City transportation project priorities for approval to be included in the MPO Transportation Plan. She commented on details and efforts to reconnect communities and cited examples.

In response to Commissioner McKinzie's question regarding the Las Olas Mobility Project (Project) not being included in MPO projects, Ms. Warfel explained recent Commission approvals and related design funding for the Project would allow the inclusion of the Project into the MPO Transportation Plan.

BUS-2 [22-0843](#)

Sewer Laterals Installation Presentation - (Commission Districts 1, 2, 3 and 4)

City Manager Greg Chavarria provided an overview of this Agenda item.

Talal Abi-Karam, Assistant Public Works Director - Utilities, presented an update on current practices and ordinances, consideration for alternative practices, and related financial implications associated with lateral sewer installations. He narrated a slide presentation entitled *Public Works Department - Sewer Lateral Installations*.

A copy of the presentation is part of the backup to this Agenda item.

Commissioner McKinzie commented on his viewpoint and the history of this topic. He remarked on infrastructure costs, lateral sewer line installation policy of other Broward County municipalities, possible consequences associated with a lateral sewer line connection to City infrastructure by contractors and the importance of infrastructure maintenance. Commissioner McKinzie confirmed support for the City bearing the cost of installation for lateral sewer line connections from the sidewalk to City infrastructure and related maintenance.

Mr. Abi-Karam said that large municipal areas of the County remain on septic tanks. The Broward County Water Advisory Board (BCWA) is

having financial discussions regarding the septic tank conversion program and efforts to enforce related ordinances. He remarked on related details and costs to homeowners.

Mr. Abi-Karam explained the homeowner permit process for septic tank conversion through the Development Services Department. Commissioner McKinzie commented on the high costs to residents and expounded on related details. Further comment and discussion ensued.

Mayor Trantalis commented on the history of the septic tank conversion process, also known as *The Water Works Program*.

In response to Mayor Trantalis' question, Commissioner McKinzie confirmed support of homeowners paying for the portion of the sewer line from the residence to the sidewalk but not for the connection from the sidewalk to the City's infrastructure.

City Manager Chavarria noted that this presentation illustrates current, appropriate practices for lateral sewer line connections to City infrastructure, i.e., a permitting process with licensed individuals to ensure proper infrastructure connections.

Commissioner McKinzie discussed his recollection of the history related to the Ordinance change. Further comment and discussion ensued.

In response to Commissioner Glassman's question, Mr. Abi-Karam confirmed Staff's recommendation that practices in the current Ordinance to remain in place. Homeowners would pay for lateral sewer connections from the residence to the sidewalk and from the sidewalk to the City infrastructure. Commissioner Glassman concurred with the Staff's recommendation and remarked on residents who have funded costs associated with the Ordinance adopted in 2014. Further comment and discussion ensued.

Vice Mayor Sorensen noted he is a member of the BCWA and confirmed Mr. Abi-Karam's earlier comments regarding BCWA discussions about the septic tank conversion program. The County would like to improve its understanding of data related to areas that continue to use septic tanks and those that have converted to municipal infrastructure. Mr. Abi-Karam concurred and remarked on details related to inconsistent County databases. The County requests assistance based on *The Water Works Program* data. He expounded on related information.

In response to Vice Mayor Sorensen's questions, Mr. Abi-Karam confirmed Staff is addressing BCWA requests for City data to develop an accurate database. Further comment and discussion ensued regarding the number of City residences that have not converted from septic systems. Mr. Abi-Karam clarified that the City is responsible for maintaining lateral sewer line connections from the sidewalk to the City infrastructure. The homeowner is responsible for maintaining the lateral sewer line from the residence to the sidewalk.

In response to Vice Mayor Sorensen's question regarding providing financial support for homeowners with a hardship who wish to connect a lateral sewer line connection, City Manager Chavarria noted possible financial assistance from the Housing and Community Development Division for individuals who qualify. Vice Mayor Sorensen remarked on his interest. City Manager Chavarria confirmed Staff would research.

Commissioner McKinzie commented on related financial assistance from the Community Redevelopment Agency (CRA).

In response to Mayor Trantalis' question regarding changing the current policy, Vice Mayor Sorensen confirmed current policy should remain and requested research regarding the availability of hardship funding. Further comment and discussion ensued regarding related federal grant funding. Commissioner McKinzie confirmed his support.

City Manager Chavarria commented on the availability of annual Community Development Block Grant (CDBG) funding.

Commissioner Glassman commented on the need to carefully review applicants applying for a lateral sewer line connection hardship. He questioned the number of lateral sewer line permits since the inception of the Ordinance. Mr. Abi-Karam confirmed that the Development Services Department would provide an updated spreadsheet. Further comment and discussion ensued.

BUS-3 [22-0917](#)

Update on Fort Lauderdale Police Headquarters Project -
(Commission District 2)

City Manager Chavarria provided an overview of this Agenda item.

Anthony Fajardo, Assistant City Manager, provided an update and background information on this Agenda item. Voters passed a \$100,000,000 bond initiative to construct a new Police Department Headquarters (Project) at 1300 West Broward Boulevard. He explained details of the Project space and square footage. The guaranteed maximum price (GMP) quote from Moss & Associates, LLC (Moss) was \$142,000,000, broken down between hard and soft

costs. Hard costs typically associated with building construction are estimated at \$119,000,000, and soft costs, including furniture and design, are estimated at \$23,000,000. Staff engaged an audit firm to validate hard and soft costs included in the 2021 agreement with Moss. The audit process will take forty-two (42) days from initiation. Staff does not anticipate major changes in the GMP but feels it is important to validate.

In response to Mayor Trantalis' question regarding funding options for the difference between the \$100,000,000 bond and the \$142,000,000 GMP, Susan Grant, Assistant City Manager - Finance Department Director, discussed borrowing options to fund the \$42,000,000 difference. The City could issue special obligation bonds that include a pledge of revenue.

Ms. Grant recommended either a thirty (30) year bond or a twenty-seven (27) year bond. The twenty-seven (27) year bond would mature with the bonds issued in February 2020. The \$42,000,000 would not be borrowed until 2024 due to the \$100,000,000 in bond funding the City has in financial institutions. At five percent (5%), the annual debt payment on a thirty (30) year bond would be \$2,700,000 per year and \$2,900,000 for a twenty-seven (27) year bond.

The second option would be to pursue a General Obligation Bond that would require a referendum, like the Public Safety Facility Bond referendum. Further comment and discussion ensued on both funding options.

In response to Mayor Trantalis' question, Ms. Grant explained this is a Commission update on available options versus a recommendation.

In response to Mayor Trantalis' question, City Manager Chavarria confirmed the availability of approximately nine (9) acres the City could sell to close the funding gap for the Project. A provision in the debt service agreement could include prepaying this revenue estimate to bring down the cost of long-term bond debt.

Mayor Trantalis noted that selling the nine (9) acres could reap more than \$42,000,000.

Ms. Grant discussed the option of securing a short-term line of credit for \$42,000,000 associated with selling the nine (9) acres.

Mayor Trantalis discussed his understanding that transit-oriented development within one (1) mile of a transportation hub, i.e., Brightline, may qualify for a federal loan grant through the recently

passed federal infrastructure bill. Should the Project be within a vicinity of one (1) mile of Brightline Station, the City could apply for a federal loan grant.

City Manager Chavarria remarked on federal financing options related to this Agenda item and confirmed the distance from the Brightline Station to the Project is one point zero seven (1.07) miles.

In response to Commissioner McKinzie's questions regarding the nine (9) acres, Mr. Fajardo said it was rezoned to a Community Facility (CF) and confirmed the underlying land use would allow it to be rezoned for other development. Commissioner McKinzie questioned details regarding allowable development height for the nine (9) acres and expounded on his viewpoint regarding relocating the communications tower (Tower) currently on the Project site.

In response to Mayor Trantalis' question, Mr. Fajardo said the Tower is approximately three hundred feet (300') tall. Further comment and discussion ensued regarding obtaining the maximum price for the nine (9) acres and related details.

In response to Commissioner McKinzie's question about the start date for the Project, City Manager Chavarria said the completion of the audit verifying costs is anticipated to coincide with the completion of permitting. Breaking ground is estimated in the December 2022 - January 2023 timeframe.

Fort Lauderdale Police Department Captain Adam Solomon addressed details specific to the Project, including successful value engineering associated with the GMP, and cited examples. He noted the Office of the City Attorney is reviewing the GMP contract to address any concerns. Further comment and discussion ensued.

Vice Mayor Sorensen remarked on the need to keep moving forward. There were no further questions from the Commission.

BUS-4 [22-0812](#)

Update on the Subsurface Tunnel System from Downtown Fort Lauderdale to Fort Lauderdale Beach - (Commission Districts 1, 2, 3 and 4)

City Manager Chavarria provided an overview of this Agenda item.

Ben Rogers, Transportation and Mobility Department Director, provided an update on this Agenda item, narrating a slide presentation entitled *Subsurface Tunnel System from Downtown Fort Lauderdale to Fort Lauderdale Beach Update*.

A copy of the presentation is part of the backup to this Agenda item.

Mr. Rogers requested Commission feedback regarding the preferred route, potential locations, types of stations, and timelines related to the interim agreement. He reviewed the history of Commission approval of the interim agreement in June 2022, with the costs not to exceed \$265,000. He expounded on related details, including the four (4) milestones to be met in the interim agreement. Mr. Rogers explained details related to efforts of the The Boring Company.

Mayor Trantalis commented on moving forward with the recommendation for the route to begin at Esplanade Park. He noted it makes sense to have a station at grade level and remarked on the option to build a station below grade.

In response to Mayor Trantalis' question regarding implications of a proposed tunnel station at stop two (2), the site of a garage that has the potential to be redeveloped, Mr. Rogers explained that this garage site was selected due to the lack of other available sites. Mr. Rogers said subsurface development could constrain redevelopment of the garage site due to underground infrastructure associated with a subsurface tunnel.

Mayor Trantalis said that the proposed route was suitable.

Vice Mayor Sorensen commented on his understanding and details related to the proposed station at Esplanade Park. Mr. Rogers confirmed.

In response to Vice Mayor Sorensen's question, Mr. Rogers explained details associated with building a tunnel station near the Brightline Station and remarked on concerns related to limitations that influenced the conversation to have a tunnel station at Esplanade Park.

Mayor Trantalis noted the preference for a tunnel station at the Brightline Station and commented on related complications. He commented on the possible future option of a below-grade passenger train tunnel at the Brightline station. Further comment and discussion ensued.

In response to Vice Mayor Sorensen's question regarding tunnel station funding, Mr. Rogers said it is still being determined. The fourth interim agreement milestone is for The Boring Company to provide cost estimates and decisions regarding whether at-grade or

subsurface stations will impact station costs.

City Manager Chavarria remarked on federal low-interest funding opportunities targeting innovative projects and commented on related details.

Vice Mayor Sorensen remarked on the impact of an above-ground station at Esplanade Park. Mr. Rogers confirmed that is a consideration and expounded on related details that Staff will consider.

In response to Mayor Trantalis' question, Mr. Rogers explained details of barrier island station locations that coordinate with a multi-modal transportation point at the Las Olas Garage.

In response to Mayor Trantalis' question regarding the feasibility of tunneling, Mr. Rogers explained that should the Commission support the preferred route illustrated in the presentation. Staff would move forward, followed by developing and defining aspects of a comprehensive agreement.

In response to Commissioner Moraitis' question regarding a financial plan, Mayor Trantalis explained that it would be forthcoming.

Mayor Trantalis recognized John Roth, 333 Sunset Drive. Mr. Roth commented on his perspective and cost concerns regarding this Agenda item.

Mayor Trantalis discussed engaging in a feasibility study and pursuing numerous available funding opportunities previously not available.

BUS-5 [22-0615](#)

Parental Leave Discussion - (Commission Districts 1, 2, 3 and 4)

City Manager Chavarria provided an overview of this Agenda item.

Jerome Post, Acting Human Resources Department Director, provided a Commission update on information related to paid parental leave benefits and policies of the City, Broward County, and surrounding counties. Mr. Post explained details associated with parental leave and collective bargaining negotiations. The annual cost of paid parental leave is estimated to be \$1,100,000.

In response to Commissioner Glassman's questions, Mr. Post confirmed that the City does not offer paid parental leave. Employees can utilize the Family Medical Leave Act (FMLA) for parental leave, which is unpaid.

Mr. Post commented on parental leave offered by other area municipalities and options available to the Commission.

In response to Mayor Trantalis' question regarding paid parental leave being part of the collective bargaining process, it was noted that not all employees are part of collective bargaining.

Commissioner Glassman remarked that paid parental leave would be part of City-wide policy. Mr. Post explained details related to collective bargaining. Further comment and discussion ensued.

In response to Vice Mayor Sorensen's question, Mr. Post explained how other municipalities address this topic and cited examples. Cities with collective bargaining units are required to vote on benefit-related items.

City Attorney Boileau explained that non-union employees would receive the benefits negotiated in union collective bargaining agreements and expounded on related details. Further comment and discussion ensued.

City Manager Chavarria noted the \$1,100,000 is a high estimate due to the inability to predict the number of employees who would utilize paid parental leave.

Commissioner Moraitis remarked on her perspective to offer this benefit incrementally, and cited examples.

Mayor Trantalis commented on the impact of this benefit on the FY 2023 budget and collective bargaining negotiations. Further comment and discussion ensued.

Susan Grant, Assistant City Manager and Finance Department Director, discussed aspects of collective bargaining negotiations.

In response to Mayor Trantalis' questions, Ms. Grant said that negotiations with two (2) collective bargaining units had been settled but this benefit was not negotiated, and those contracts have not yet been ratified. There is no City paid parental leave in either of those contracts. Accumulated vacation, sick, and comp time is used for parental leave.

In response to Mayor Trantalis' question about whether collective bargaining units that have completed negotiations would be entitled to reopen negotiations if the Commission decides to change the policy,

Ms. Grant explained that there is no option to reopen the contract for this specific benefit. Further comment and discussion ensued.

Commissioner Glassman noted some cities require an employee to be employed for a minimum period before being eligible for paid parental leave, and the cities of Miramar and Wilton Manors implemented this benefit in February 2022. He explained his perspective in support of offering this employee benefit to remain competitive with other municipalities and confirmed support of providing this benefit in 2024. Further comment and discussion ensued.

In response to Commissioner Moraitis' question, Ms. Grant explained employee options for parental leave include FMLA that entitles them twelve (12) weeks of unpaid leave, which could be funded with accumulated leave.

Commissioner Moraitis remarked on the possible impact on the workforce and her understanding of this topic. Ms. Grant confirmed. Further comment and discussion ensued. Commissioner Moraitis recommended a gradual implementation of a paid parental leave policy.

Mayor Trantalis confirmed a consensus for Staff to determine details of paid parental leave to allow consideration of this benefit in collective bargaining contract negotiations.

BUS-6 [22-0938](#)

Update on the City Auditor Recruitment - (Commission Districts 1, 2, 3 and 4)

City Manager Chavarria provided an overview of this Agenda item, requested Commission direction regarding moving forward with the selection process and explained available options.

Mayor Trantalis recommended that the recruiting firm, Strategic Government Resources (SGR), review and reduce the eight (8) candidates to three (3) for Commission consideration, including Interim City Auditor Patrick Reilly. Further comment and discussion ensued.

Commissioner McKinzie commented on his perspective in support of appointing Interim City Auditor Patrick Reilly to the position of City Auditor.

In response to Commissioner Glassman's question regarding the details of the recruitment contract with SGR, Mr. Post explained the contract was originally for \$24,900, and SGR has completed two-thirds of the task.

Commissioner Glassman reconfirmed his recommendation to hire Interim City Auditor Reilly and save the balance due on the SGR contract. Further comment and discussion ensued regarding negotiating the hiring of Interim City Auditor Reilly with SGR, the procurement process related to SGR, the proper mechanism to pay SGR, and related details.

Vice Mayor Sorensen confirmed his comfort with appointing Interim City Auditor Reilly to the position of City Auditor. Commissioner Moraitis concurred. Commissioner McKinzie agreed and commented on concerns related to the process. City Attorney Boileau confirmed that details related to this would be researched and reported to the Commission.

Mayor Trantalis confirmed a consensus to appoint Interim City Auditor Reilly to the position of City Auditor. City Attorney Boileau confirmed he would prepare an appointment resolution and draft a contract for Commission review and consideration.

BUS-7 [22-0905](#)

Discussion - Rescheduling City Commission Meeting Dates for 2023 Holidays - (Commission Districts 1, 2, 3 and 4)

Commission Members discussed the 2023 Commission Meeting calendar.

There was a consensus to hold the January 2023 Commission Meetings on Tuesday, January 10, 2023, and Tuesday, January 24, 2023.

Commissioner Glassman requested the Tuesday, March 7, 2023 Commission Meeting be moved to Wednesday, March 8, 2023. He commented on replicating the January 2023 Commission Meeting date changes in 2024 to avoid scheduled holidays.

RECESS

Mayor Trantalis recessed the meeting at 4:12 p.m. to hold the Community Redevelopment Agency Board Meeting.

RECONVENED

Mayor Trantalis reconvened the meeting at 4:25 p.m. following the Community Redevelopment Agency Board Meeting.

CITY COMMISSION REPORTS

Members of the Commission announced recent and upcoming events and matters of interest.

Commission Members congratulated Mayor Trantalis on his recent State of the City address.

Commissioner Moraitis commented on the increasing homelessness at Oakland Park Boulevard and Federal Highway and requested additional law enforcement to address the homelessness situation and panhandling. City Manager Chavarria confirmed there would be follow-up.

City Attorney Boileau explained the City's Ordinance does not ban panhandling. City Attorney Boileau explained ongoing legal efforts before the court regarding the City's recent Ordinances. Further comment and discussion ensued.

In response to Commissioner Moraitis' question, City Attorney Boileau confirmed the current Ordinances are not being enforced and he will advise the Commission tomorrow if there are any changes related to legal matters before the court.

Anthony Fajardo, Assistant City Manager, provided an update on efforts to address homelessness. The Task Force engaged to help with homelessness has engaged the homeless at that intersection. Staff has been working with the property owner to post no trespassing signs and work with the Police Department to have an extended presence. Staff will provide a summary for Commission review.

In response to Commissioner Moraitis' question, Mr. Fajardo explained the boundaries of the impacted area and related details. Further comment and discussion ensued. City Attorney Boileau remarked on challenges related to enforcement and expounded on details.

Commissioner Moraitis said she would await a recap of efforts and a court decision regarding the recent Ordinances for an understanding of what can be enforced. Mr. Fajardo confirmed.

Commissioner Glassman provided an update on efforts of the Solid Waste Working Group (SWWG). The related Inter-Local Agreement (ILA) has been given to all Broward County municipalities for review. He will attend the County Commission Meeting on October 11, 2022, where the ILA will be discussed.

Vice Mayor Sorensen provided an update on the progress made on flight patterns at Fort Lauderdale-Hollywood International Airport to limit flights over neighborhoods, with the assistance of an aviation consultant, who will continue to monitor the flights to ensure compliance. Vice Mayor Sorensen requested Commission support for continued engagement with the consultant and monitoring.

In response to Vice Mayor Sorensen, City Manager Chavarria confirmed the request for the consultant was to provide the City with an updated proposal for the scope of work for additional reporting measures and a monthly cost estimate for inclusion in the annual budget.

Vice Mayor Sorensen discussed the upcoming completion of Tunnel Top Park and naming possibilities. He recommended consideration of Ron Centamore in recognition of his dedication and service to our community. Mayor Trantalis remarked on naming something after Mr. Centamore in the area in which he resided.

Mayor Trantalis commented on efforts with a trustee of the James Laird estate who wanted to donate \$5,000,000 to the City for the possible purchase of public art at Tunnel Top Park. He cited examples and expounded on related details and said this would come before the Commission soon. Further comment and discussion ensued.

In response to Vice Mayor Sorensen's question, Mayor Trantalis provided an update on the new federal courthouse. During his recent visit to Washington, DC, there were meetings with federal officials about seeking supplemental funding due to increased costs. The Federal Courthouse Committee is continuing to work on related efforts and is optimistic. He will keep the Commission updated.

Mayor Trantalis thanked Staff for its efforts coordinating the State of the City address, the Parker Playhouse for hosting and Commission Members for their work to improve the City.

Mayor Trantalis commented on his three (3) meetings with Department of Transportation personnel in Washington, DC, which included City Manager Chavarria and Staff to discuss transportation related projects, including the train tunnel, the Tesla Tunnel, City Hall, and possibly the new Police Department Headquarters.

CITY MANAGER REPORTS

City Manager Chavarria discussed the unsolicited public private

partnership proposal received for a new City Hall (P3 proposal). He remarked on related Staff efforts to review ways to address space concerns, maintenance of the existing building, and cost efficiency. City Manager Chavarria requested Commission direction regarding the P3 proposal.

City Attorney Boileau explained details associated with the P3 process if the Commission decides to proceed.

Mayor Trantalis commented on his support of the P3 proposal, encouraged the rest of the Commission's support of bringing forth a related resolution and expounded on his perspective regarding funding.

In response to Commissioner Moraitis' question regarding utilizing a P3 versus a Request for Proposal (RFP), City Manager Chavarria explained the benefits of utilizing a P3, including a shorter timeline and possible negotiation of equity leveraging. City Attorney Boileau commented on flexibility and options from an operational standpoint, i.e., the private entity would operate the building.

Commissioner Moraitis remarked on concerns regarding financing and commented on the City's ability to obtain better financing.

Mayor Trantalis remarked that this discussion relates to accepting the P3 proposal for consideration to begin the process. He noted items of concern could be modified during the process and agreed that the City has the ability to obtain better financing.

Commissioner Moraitis commented on her perspective and expounded on concerns.

City Attorney Boileau explained the P3 proposal submitted includes a design criteria package and a needs assessment.

Mayor Trantalis expounded on City Attorney Boileau's remarks. The P3 proposal submitted to the City incorporated the City's design criteria and needs assessment associated with efforts with the Joint Government Center.

Commissioner Moraitis questioned why the needs assessment and design criteria package could not be used with an RFP. Further comment and discussion ensued.

Mayor Trantalis reiterated the Commission cannot consider the P3 proposal until it is accepted. Further comment and discussion ensued.

City Attorney Boileau confirmed that under the relevant state statute, the City must own the building and commented that related aspects and details are dependent on the structure of agreements and financing. Further comment and discussion ensued.

In response to Commissioner Glassman's question, City Manager Chavarria confirmed the City is contemplating financing the new City Hall project and explained the possibility of beneficial federal loans and expounded on related details, including consolidating off-site department locations.

In response to Commissioner Moraitis' question, City Attorney Boileau confirmed it would not be appropriate to meet with the representatives of the P3 proposal until it has been accepted by the Commission and expounded on related details.

City Attorney Boileau explained details related to the RFP process associated with the Joint Government Center that includes a needs assessment and said that the P3 proposal includes the needs assessment and design criteria package. Further comment and discussion ensued.

Commissioner Glassman remarked on his perspective regarding the ability to review details when the process is open to others. Details of what the City wants will be included in subsequent agreements.

Commissioner Moraitis explained her perspective and desire to compare details of an RFP versus a P3, cited examples and remarked on concerns. She requested information and a comparison of both options.

City Attorney Boileau explained information and answers related to financial aspects would be available after a financial analysis. He noted the statute provides the ability to make changes so that both parties can move forward with the project. Further comment and discussion ensued.

In response to Mayor Trantalis' inquiry regarding a majority to move forward, Commissioner Glassman and Vice Mayor Sorensen confirmed. Further comment and discussion ensued.

Commissioner Moraitis reiterated her perspective. Further comment and discussion ensued.

City Manager Chavarria said he would bring forth a resolution.

**EXECUTIVE CLOSED DOOR SESSION - 4:30 P.M. OR AS SOON THEREAFTER AS
POSSIBLE**

[22-0940](#)

The City Commission will meet privately pursuant to Florida Statute,
Section 286.011(8) concerning:

Hinterland Group, Inc. v. City of Fort Lauderdale
Case No.: CACE 22-004751 (05)

Mayor Trantalis announced that at this time, the City Commission shall
meet privately to conduct discussions between the City Manager, the
City Attorney, and the City Commission relative to pending litigation
pursuant to Section 286.011(8), Florida Statutes, in connection with
the following matter:

Hinterland Group, Inc. v. City of Fort Lauderdale, Case No.: CACE
22-004751 (05)

Present at the attorney-client session will be:

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Heather Moraitis
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
City Manager Greg Chavarria
City Attorney Alain E. Boileau
Outside Counsel Cherine Smith Valbrun, Esq. and Nabila Rahim,
Esq., Kim Vaughan Lerner LLP
Certified Court Reporter from Bailey Entin Reporting

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 5:03 p.m.