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Meeting Minutes

Tuesday, December 6, 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

JOHN C. HERBST Commissioner - District I

STEVEN GLASSMAN Commissioner - District II

PAM BEASLEY-PITTMAN Commissioner - District III

WARREN STURMAN Commissioner - District IV

GREG CHAVARRIA, City Manager

DAVID R. SOLOMAN, City Clerk

ALAIN BOILEAU, City Attorney

PATRICK REILLY, City Auditor

CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:36 p.m.

QUORUM ESTABLISHED

Commission Members Present: Commissioner John C. Herbst, Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Warren Sturman, and Mayor Dean J. Trantalis

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

COMMUNICATIONS TO THE CITY COMMISSION

[22-1159](#)

Communications to the City Commission - (Commission Districts 1, 2, 3 and 4)

***Public Art and Placement Advisory Board (PAPAB)
October 31, 2022***

Communication to the City Commission

Motion made by Ms. Vegas, seconded by Mr. Reed, to accept the two artworks and request that the trust work with the Board on future pieces. In a voice vote, the motion passed unanimously.

Mayor Trantalis remarked on background information related to this topic previously discussed during Commission Conference Meetings on October 18, 2022, and November 1, 2022.

***Historic Preservation Board (HPB)
November 7, 2022***

Communication to the City Commission

Motion made by Mr. Schiavone, seconded by Ms. Lynes to provide a Communication to the City Commission recommending the Commission pass a resolution recognizing and honoring Mr. David Parker for his years of service to the City, Sailboat Bend, and the Historic Preservation Board. In a voice vote, the motion passed 7-0.

In response to Mayor Trantalis' question, Commissioner Glassman confirmed that during a previous Commission Meeting a Moment of Silence was held in remembrance of Mr. Parker. Mayor Trantalis said that an Expression of Sympathy would be sent from the Office of the Mayor.

Planning and Zoning Board (P&Z Board)
November 16, 2022

Communication to City Commission

Vice Chair Cohen recommended that the Board send a communication to the City Commission to have all Board members sit at the dais. The Board members voted to approve this suggestion by unanimous voice vote (9-0).

City Manager Chavarria commented on his understanding of this communication and would reach out to the Board to discuss accommodations.

OLD/NEW BUSINESS

BUS-1 [22-1170](#)

Update on Prospect Lake Water Treatment Plant Project -
(Commission Districts 1, 2, 3 and 4)

City Manager Chavarria provided context and background to this Agenda item. He noted Staff efforts to narrow down the number of items required to finalize the comprehensive agreement for constructing the Prospect Lake Water Treatment Plant (Project).

Mayor Trantalis remarked that when the Commission approved the unsolicited proposal, it included a guaranteed maximum price, which has changed. City Manager Chavarria confirmed.

Alan Dodd, Public Works Department Director, narrated a presentation entitled Prospect Lake Water Treatment Plant. The presentation provided a historical overview and update of the proposed Project to replace the Fiveash Water Treatment Plant (Fiveash).

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

Mayor Trantalis recognized Michael Albrecht, Ridgewood Infrastructure (Ridgewood) Managing Partner. Mr. Albrecht explained Ridgewood is an investment firm primarily investing in water infrastructure. He discussed the role and competency of Ridgewood and its team, Kiewit Construction (Kiewit) to deliver the Project, and IDE Technologies (IDE) for Project operations and maintenance. He discussed examples of similar projects and expounded on related details.

Mayor Trantalis recognized Mark Janay, Ridgewood Infrastructure Operating Partner. Mr. Janay confirmed representatives of both Kiewit and IDE were in attendance. He expounded on the process, previous reports, and collaborative efforts toward developing a state-of-the-art Project to meet the City's water needs. He remarked on additional refinements in collaboration with Hazen and Sawyer and Staff. Ridgewood's intended delivery date is forty-two (42) months from issuing a Notice to Proceed.

In response to Mayor Trantalis' questions regarding the Project's initial guaranteed maximum price of \$485,000,000, Mr. Janay explained discussions with previous City Manager Chris Lagerbloom. They agreed that Ridgewood's proposal would only focus on the treatment plant, not its enabling works, due to concerns related to the appearance of privatization.

In response to Mayor Trantalis' question, Mr. Dodd said Ernst and Young's evaluation of the Ridgewood proposal only included the cost of the Project and assumed there would be approximately \$100,000,000 in additional expenses for the enabling works. Staff is aware of this extra cost.

Mr. Janay explained aspects of Ridgewood's initial proposal, including the fixed price, anticipated Project timeline and schedule, Public Private Partnership (P3) solicitation process, and time necessary for review of the proposal by Ernst and Young, Hazen and Sawyer, and Staff. He remarked on cost increases and related details.

Mr. Dodd discussed the \$181,000,000 cost for the Project's enabling works.

Mayor Trantalis recognized Susan Grant, Assistant City Manager and Finance Department Director. Ms. Grant explained details related to the impact of the Project on ratepayers.

Mr. Dodd provided a recap of the Project's benefits, including the risk

transfer during construction and operations. The comprehensive agreement and labor services agreements have yet to be finalized. Staff continues to pursue related efforts before bringing the agreements forward to the public and Commission. Staff plans future resident Town Hall Meetings to ensure a clear understanding moving forward. Further comment and discussion ensued.

Commissioner Herbst recommended an extensive Commission Workshop to benefit the two (2) new Commission Members. He remarked on his involvement as the City Auditor during the past two (2) years, knowledge of the process, and previous support of Ridgewood due to its competency and price guarantee.

Commissioner Herbst recommended revisiting the Commission decision to build a new water treatment plant. He suggested a review of rehabilitating Fiveash based on the Carollo Report and recommended an independent evaluation of Fiveash engineering reports to ensure the correct path to pursue. Should the Commission follow its current path, contract pricing should be discussed. He requested City Manager Chavarria schedule a Commission Workshop meeting in early January 2023. Further comment and discussion ensued.

In response to Mayor Trantalis' question, City Manager Chavarria confirmed the ability to request an independent third-party evaluation from Hazen and Sawyer, which is under contract with the City. Hazen and Sawyer can comprehensively analyze the positive and negative aspects of replacing or rehabilitating Fiveash.

Commissioner Glassman remarked on his perspective and said that Commissioner Herbst's recommendation merits discussion. He noted timeline concerns related to Ridgewood's deadline to respond to its proposal. Further comment and discussion ensued regarding scheduling and coordinating a combined Commission Workshop with a Town Hall Meeting (Commission Workshop/Town Hall Meeting).

Mayor Trantalis remarked that this is a significant investment impacting ratepayers and the need to make a decision in a short amount of time due to the condition of Fiveash. He recommended scheduling the Commission Workshop/Town Hall Meeting in early January 2023. Commissioner Herbst confirmed he would be able to move forward following that meeting.

Commissioner Beasley-Pittman commented on her need to be updated on this Project at a Commission Workshop and the need to inform

constituents.

Commissioner Sturman remarked on resident input regarding using a P3 process for water treatment and confirmed the need for public input. He commented on his understanding of current pricing and concern regarding the additional \$185,000,000 for the Project's enabling works. Commissioner Sturman confirmed it would be prudent to move forward with a public outreach strategy, including a Commission Workshop and ample Town Halls following the holidays.

In response to Commissioner Glassman's questions regarding entity names and other issues included in the comprehensive agreement, City Attorney Boileau said progress on entity names remains unresolved. City Attorney Boileau confirmed the need for additional time beyond December 20, 2022, and commented on details related to entity names and other items to be addressed, including aspects of the Labor Services Agreement. He suggested that he meet with each Commission Member individually to explain and answer questions regarding all agreements.

Commissioner Glassman concurred that December 20, 2022, was an unrealistic deadline and explained his perspective.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street, on behalf of the Infrastructure Task Force Advisory Committee (ITFAC). Ms. Mammano remarked on the Project, the Commission's decision to move forward with a P3, and ITFAC's recommendation to pursue the Request for Proposal (RFP) process for the Project. She noted improved aspects of the latest version of the P3 comprehensive agreement, which provides an enhanced understanding of Project costs and the impact on residents. The ITFAC aims to determine and understand the cost difference of the City building the Project compared to the P3.

Mayor Trantalis commented on his perspective and the goal to ensure that competing P3 proposal pricing was similar. Further comment and discussion ensued.

Ms. Mammano confirmed the ITFAC's desire to continue its efforts and participate in the planned Commission Workshop. Mayor Trantalis concurred.

In response to Commissioner Sturman's questions, Ms. Mammano reiterated the ITFAC's opposition to utilizing the P3 process. She commented on the City's ability to build the Project without the financial

assistance of a P3 and remarked on the difficulty and lengthy timeline associated with developing a comprehensive agreement. Further comment and discussion ensued.

Mayor Trantalis commented on Staff's recommendation to pursue a P3 due to the shortened timeline for completion. Further comment and discussion ensued.

In response to Commissioner Sturman's question regarding risk concerns should Ridgewood not complete the Project, Ms. Mammano concurred and remarked on the City's ultimate responsibility for the water needs of the residents. She commented on anticipated conflicts related to a P3.

In response to Commissioner Glassman's questions, Mr. Dodd agreed with the complicated nature of a P3 versus the City constructing, operating and maintaining the Project. Mr. Dodd noted the benefits of moving forward with a P3, including a two (2) year timeline reduction for Project delivery and the transfer of risk related to long-term maintenance and inflation.

In response to Commissioner Glassman's question regarding the difference in costs related to a P3 or the City building the Project, Mr. Dodd explained that based on the Carollo Report and other factors, Staff determined the cost proposed aligns with a Project of this size. Staff needs to analyze costs associated with the Project's enabling works.

In response to Commissioner Sturman's question regarding reducing the timeline associated with a City built Project, Mr. Dodd confirmed, commented on aspects related to the procurement process, cited examples, and noted twenty-four (24) months as the estimated time needed to reach the current stage of the Project.

Mayor Trantalis recognized Nancy Thomas, 1924 SE 24th Avenue. Ms. Thomas commented on concerns related to this Agenda item, including utilizing a P3.

In response to Mayor Trantalis' question regarding Ms. Thomas' concerns, Mr. Dodd explained that as part of the operations agreement, Staff would provide Ridgewood with the daily production amount of water, has the ability to make adjustments and cited examples. Staff will also conduct daily water testing to ensure standards are met.

In response to Mayor Trantalis' question regarding the possibility of

bifurcating the Project construction from the plant management, Mr. Dodd confirmed and remarked on the related procurement process.

In response to Commissioner Glassman's questions, Mr. Dodd confirmed four (4) P3 entities (P3 entities) submitted unsolicited proposals for the Project. He discussed the timeline to date and the likelihood that the same P3 entities and others would respond to an RFP for the design and construction of the Project. Commissioner Glassman discussed his perspective regarding the vetting process to date for the P3 entities.

Commissioner Herbst clarified that an RFP for the Project's design and construction would be a significantly different contract and would not include the operations aspect in which the City has extensive experience.

Mayor Trantalis commented on difficulties in the comprehensive agreement related to the operational aspects of the Project. Commissioner Herbst concurred and remarked on its significance and the need to carefully consider details associated with the comprehensive agreement's operational elements and performance criteria related to holding the P3 entity accountable over the life of the comprehensive agreement. Further comment and discussion ensued.

Mayor Trantalis recognized Boyd Corbin, 12 NE 26th Street, Wilton Manors. Mr. Corbin discussed his perspective and concerns regarding water quality and this Agenda item.

Commissioner Sturman suggested a tour of Fiveash to give new Commission Members a better understanding of issues.

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive. Due to its complexity and length, Ms. Fertig requested that the comprehensive agreement be made available to the public two (2) weeks before the Commission's discussion. She asked for an update regarding the status of a P3 ordinance. Ms. Fertig remarked on details related to the timeline and urged the Commission to revisit the opportunity for an RFP.

In response to Ms. Fertig's questions, Ms. Grant said the City had stopped transferring the return on investment (ROI) from the Water and Sewer Fund to the General Fund. The ROI would be a pass-through that goes into the rate model to support debt issued for the Project. Further comment and discussion ensued.

Mayor Trantalis recognized Count Rosenthal, 1141 Bailey Avenue,

Macon, Georgia. Mr. Rosenthal discussed his viewpoint, recommended researching the costs of a similar water project in other municipalities, and explained alternative methods municipalities use to address this topic.

City Manager Chavarria recapped Staff efforts moving forward, including scheduling Commission Member tours of Fiveash, scheduling a Commission Workshop/Town Hall in early January 2023, engaging Hazen and Sawyer for a third opinion regarding the two (2) reports, and researching and updating the Commission regarding the costs of comparable projects in other municipalities. Further comment and discussion ensued.

Mayor Trantalis confirmed the next iteration of the comprehensive agreement would be available to the public two (2) weeks before the next Commission Conference Meeting discussion of this subject.

City Attorney Alain Boileau remarked on his viewpoint regarding the evolving nature of the comprehensive agreement.

Commissioner Herbst confirmed the feasibility of scheduling the first Commission Meeting in February 2023 as the date for Commission consideration of the comprehensive agreement in its final form. He remarked on the need and reasonableness of Staff negotiating and resolving any outstanding issues in the comprehensive agreement two (2) weeks before a Commission decision in early February 2023 to allow adequate time for public review.

City Attorney Boileau confirmed and remarked on his perspective. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Commissioner Herbst recommended a target date to complete the final comprehensive agreement at the close of business Friday, January 20, 2023. Further comment and discussion ensued.

Commissioner Glassman remarked on the need to address issues related to the feasibility of refurbishing Fiveash, including water quality and filtration issues, to ensure the public and Commission Members clearly understand those aspects. City Manager Chavarria confirmed.

BUS-2 [22-1167](#)

Discussion - Commission Appointments to Organizations Outside City Structure - (Commission Districts 1, 2, 3, and 4)

Mayor Trantalis provided an overview of opportunities for Commission

Members to serve as members of organizations outside the City structure. Further comment and discussion ensued regarding the details of the organizations' scheduled meeting dates, priorities and goals of each organization, and Commission Member availability.

Commissioner Beasley-Pittman confirmed her desire to serve on the Broward County Continuum of Care Board.

Commissioner Glassman remarked on current aspects of the Downtown Fort Lauderdale Transportation Management Association (TMA) that are no longer affiliated with the City. In response to Commissioner Glassman's question, Ben Rogers, Transportation and Mobility Department Director, explained the TMA's bylaws define the City's two (2) appointed seats in which the City once had an active role. It would be appropriate to modify the City's role in the bylaws at the TMA's January 2023 Meeting.

Commissioner Herbst confirmed he would consider serving as the City's representative on the Florida League of Cities.

Mayor Trantalis confirmed he would continue to serve on the Florida Urban Partnerships.

Commissioner Glassman confirmed that as the District 2 Commissioner, he would continue to serve on the International Swimming Hall of Fame Board.

Mayor Trantalis noted that Commissioner Sturman, as District 4 Commissioner, would serve as the representative of the Lauderdale Isles Water Management District.

In response to Commissioner Sturman's question regarding serving on the Broward County Metropolitan Planning Organization Board (MPO), Mayor Trantalis explained related details. Commissioner Sturman confirmed he would consider an appointment to the MPO.

Mayor Trantalis remarked on representing the City with the National League Of Cities and related details.

Commissioner Glassman remarked on his service as the City's representative on the Broward County Solid Waste And Recycling Working Group (SWRWG) Board. He commented on the importance of its efforts and the time commitment required. Further comment and discussion ensued.

Mayor Trantalis commented on Commissioner Herbst serving as an alternate representative on the SWRWG Board.

Mayor Trantalis remarked that as District 2 Commissioner, Commissioner Glassman would continue to serve as the Sunrise Key representative.

Mayor Trantalis requested that Commission Members contact the Office of the City Clerk before the next Commission Meeting and advise which committee vacancies they can serve to allow Commission ratification of appointments.

Commissioner Glassman remarked on his perspective regarding Commission Member appointments being equally balanced. Further comment and discussion ensued.

CITY COMMISSION REPORTS

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

Commissioner Herbst discussed the special election and concerns regarding not adhering to the City Charter (Charter), requiring newly elected Commission Members to be sworn in on the first Tuesday following the election. He noted City Attorney Boileau's legal advice to the Commission to await the Supervisor of Election's certification of the election.

Commissioner Herbst explained his conversation with City Manager Chavarria regarding the need to schedule a Commission Meeting to adhere to the Charter and requested a motion be placed on tonight's Commission Regular Meeting Agenda to discuss the actions of City Manager Chavarria and City Attorney Boileau.

Mayor Trantalis commented on his perspective regarding usual procedures following City elections, details related to the timeline of resignations of former Commission Members, and convening a Commission Meeting to swear in newly elected Commission Members. Further comment and discussion ensued regarding certification from the Supervisor of Elections and the impact of overseas ballots on the District 4 election.

Commissioner Herbst noted the ability to swear in District 4 Commissioner Sturman, and said that any election challenge would have

been addressed through a judicial process. He disagreed with City Attorney Boileau's legal advice regarding the swearing-in of Commissioner Sturman causing irreparable harm. Commissioner Herbst noted the statistical improbability of the outstanding overseas ballots impacting the results of the District 4 election. Further comment and discussion ensued.

Mayor Trantalis noted the best efforts of City Manager Chavarria and City Attorney Boileau's to navigate the Commission through the election process and remarked on an election challenge in District 1.

Commissioner Herbst commented on feedback received when he inquired about the possibility of the final election vote count not being available at the time of the swearing-in and was told that a plan was in place. He noted current Commission Members and each Commissioner-elect were in the City the week of Thanksgiving and that the Charter does not require the City Attorney to be present.

Commissioner Beasley-Pittman said she was not comfortable with the advice from City Attorney Boileau and confirmed her decision to be sworn in following certification of election results by the Supervisor of Elections.

Mayor Trantalis said it was important for City Attorney Boileau to be present at the swearing in ceremony because that would have been when the Commission would preside over the hearing regarding District 1 election challenges. Further comment and discussion ensued.

Commissioner Herbst raised his concern regarding the Mayor's Chief of Staff contacting election candidates who challenged the District 1 election results. He requested a motion at tonight's meeting to hire an outside firm to conduct an investigation. Further comment and discussion ensued.

Commissioner Glassman remarked on his viewpoint regarding Commissioner Herbst's concerns and related details. He does not support a review of City Manager Chavarria and City Attorney Boileau or involvement with decisions regarding the Mayor's Staff. He urged the Commission to move forward positively. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's request for clarification, Mayor Trantalis explained this portion of the Commission Conference Meeting is the opportunity for Commission Members to discuss

additional business. He explained procedural details related to Commissioner Herbst's request for a motion addressing concerns to be discussed at tonight's Commission Regular Meeting.

Commissioner Beasley-Pittman remarked on her activities as District 3 Commissioner-elect, including the distribution of Thanksgiving baskets in collaboration with several organizations, including the FUZE Group, the Fraternal Order of Police (FOP), and the Fort Lauderdale Black Police Officers' Association.

Commissioner Beasley-Pittman remarked on negative feedback from the community regarding the scaling back of the Light Up Sistrunk event due to budget cuts.

Commissioner Glassman remarked on District 2 feedback from residents regarding the impact of updated pricing and budget cutbacks on special events in District 2.

Commissioner Glassman discussed resident concerns related to the site plan level approval process, specifically for Site Plan Level 2 projects, and recommended the Commission consider requiring a public participation process for all site plan projects.

Commissioner Glassman remarked on the landscaping and advocacy efforts of JoAnn Smith at the Fort Lauderdale Woman's Club in Stranahan Park over the years and noted Ms. Smith's health challenges. There have been inquiries regarding installing a small sign in Stranahan Park naming an area JoAnn Smith Botanical Gardens.

Commissioner Glassman inquired about details related to revenue for private beach concert events (events) and remarked on the need for Staff to reevaluate the fee structure to include a comparative analysis of what other municipalities charge. He commented on events costs to the City for public safety and community input regarding beach area events with extensive timelines for set up and breakdown. City Manager Chavarria confirmed.

Commissioner Glassman remarked on the need for the Charter Revision Board to convene and clarify ambiguous language contained in the Charter and discussed exploring the Charters of other area municipalities. Commissioner Herbst concurred and remarked on the need to move forward quickly before the next election.

Commissioner Glassman remarked on the need for Staff to provide the

Commission with an update regarding the proposed tunnel from downtown to the beach (beach tunnel project). City Manager Chavarria confirmed that Staff would provide an update at the next Commission Meeting.

In response to Commissioner Glassman's question regarding the disbursement of the \$375,000 allocated for testing related to the beach tunnel project, City Manager Chavarria confirmed receiving an initial invoice of \$50,000 corresponding to the achievement of the contract's first milestone. Commissioner Glassman recommended halting the pursuit of testing for the beach tunnel project and saving the balance of allocated funds. Further comment and discussion ensued.

Commissioner Sturman confirmed his opposition to a height increase in a Planned Development District (PDD) and requested clarification and strong language regarding a Commission consensus in opposition to a PDD height increase. Commissioner Glassman and Mayor Trantalis confirmed the decision by the previous Commission not to pursue a PDD height increase.

In response to Commissioner Sturman's question regarding any additional or ongoing fees associated with the \$375,000 allocated for the beach tunnel project testing, City Manager Chavarria said Staff would provide an update at the next Commission meeting. The update will include the City's ability to disengage from the contract.

Commissioner Sturman remarked on his perspective regarding respecting and supporting District 1 residents' decision to elect Commissioner Herbst as District 1 Commissioner and commented on his disappointment with messaging following the election.

Commissioner Sturman confirmed his support of Commissioner Glassman's recommendation to convene the Charter Revision Board (CRB) as quickly as possible to address and clarify aspects of the Charter. He requested the ability to appoint a CRB representative from District 4.

Commissioner Sturman recommended City Manager Chavarria include a performance review of City Attorney Boileau as an Agenda item at the December 20, 2022, Commission Meeting.

Mayor Trantalis discussed his perspective and disappointment about an interest in terminating certain Charter Officers and remarked on City Attorney Boileau's performance following the election.

Mayor Trantalis commented on the status of the improvements to the War Memorial Auditorium, anticipated to be completed in the Spring, and expounded on related details.

Mayor Trantalis commented on attending the National League of Cities Conference in Kansas City and his participation on a panel focused on best practices to address violent crime and commented on related details.

CITY ATTORNEY REPORT

City Attorney Boileau provided an update on the Commission call-up of a Site Plan Level 3 project application known as Lumiere, located at 500 Hendricks Isle in District 2 (Project). The Commission voted to deny the Project. The applicant filed a petition for a writ of certiorari and a writ of mandamus. The court recently ruled in favor of the applicant.

In response to Mayor Trantalis' question, City Attorney Boileau explained his anticipation that the court would issue a follow-up order requiring the City to allow the Project to move forward based on the P&Z Board's approval of the Project. City Attorney Boileau discussed the opportunity for the City to pursue an appeal in the Fourth District Court of Appeals (Appeals Court). The Appeals Court would only review procedural details related to due process and followed the essential requirements of the law. Further comment and discussion ensued.

Commissioner Herbst remarked that Commission discussions on legal matters are discussed during Executive Closed-Door Sessions. City Attorney Boileau explained the time constraints related to filing an appeal, the need for Commission direction, and related details.

In response to Commissioner Sturman's question, City Attorney Boileau confirmed the Project involves a thirty-foot (30') setback and the one hundred eighty (180) day timeframe for site plan review as mandated by Florida Statute (review period). City Attorney Boileau explained the unique aspects of this matter and expounded on related details.

In response to Mayor Trantalis' question, City Attorney Boileau said that the legal issue relates to the City not following the essential requirements of law as related to the review period. A government entity is required to render a final decision within the review period, and the Commission call-up of this application was outside that review period.

Commissioner Glassman recommended pursuing an appeal and

expounded on his perspective.

In response to Commissioner Sturman's comment regarding the impact of the process on the review period, City Attorney Boileau confirmed both the City and the applicant contributed to the lengthy duration.

City Attorney Boileau remarked on the cost of an appeal and noted there would not be severe repercussions to filing an appeal.

Commissioner Sturman concurred with Commissioner Glassman's recommendation to pursue an appeal.

Mayor Trantalis remarked on aspects of the case that the Appeals Court would review.

Commissioner Glassman expounded on his perspective regarding support of pursuing an appeal due to the aspects of the project and neighborhood issues involved. Further comment and discussion ensued.

Commissioner Herbst confirmed he would defer to Commissioner Glassman as District 2 Commissioner.

CITY MANAGER REPORTS

City Manager Chavarria responded to earlier discussions regarding the special election and expounded on related details and efforts. He confirmed the need for the Charter Revision Board to review and clarify the Charter.

City Attorney Boileau responded to earlier discussions regarding the special election, commented on efforts to adhere to the Charter, and expounded on related details. Further comment and discussion ensued.

Commissioner Herbst addressed City Attorney Boileau's comments and clarified several points.

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 4:41 p.m.