

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, June 19, 2018**

**1:30 PM**

**City Commission Conference Room**

## **City Commission Conference Meeting**

***FORT LAUDERDALE CITY COMMISSION***

***DEAN J. TRANTALIS Mayor - Commissioner  
BEN SORENSEN Vice Mayor - Commissioner - District IV  
HEATHER MORAITIS Commissioner - District I  
STEVEN GLASSMAN Commissioner - District II  
ROBERT L. McKINZIE Commissioner - District III***

***LEE R. FELDMAN, City Manager  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, City Clerk  
ALAIN E. BOILEAU, Interim City Attorney***

## CALL TO ORDER

Mayor Trantalis called the Commission Conference Meeting to order at 1:35 p.m.

## ROLL CALL

Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen and Mayor Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, Interim City Attorney Alain Boileau, City Auditor John Herbst and Sergeant at Arms Keven M. Dupree

Commissioner McKinzie arrived at 1:39 p.m.

**No e-comments were submitted for this meeting**

## CITY COMMISSION REPORTS

***Members of the Commission commented on recent and upcoming events and matters of interest.***

Due to lengthy items involved in today's Commission Conference Meeting, Commissioner Moraitis and Commissioner Glassman waived their respective District reports.

Vice Mayor Sorensen commented on concerns over Florida Department of Transportation's (FDOT) proposed Pedestrian Bridge Project over the New River (Project). Mayor Trantalis gave a brief update of the Project, confirming the Superintendent of Broward County Schools Robert Runcie has been working with FDOT on this Project. Further comments ensued on advising all stakeholders of the Commission's position. Mayor Trantalis recommended inviting Superintendent Runcie and FDOT representatives to an upcoming Conference Meeting for a review of the Project and need. Commissioner Moraitis commented on the negative impact of the Project on Marine Industry business. Mayor Trantalis requested City Manager Feldman coordinate the attendance of Superintendent Runcie to discuss the Project and School Resource

Officer (SRO) concerns. Commissioner McKinzie discussed requiring School Board SRO staffing follow-through at all municipal schools. Mayor Trantalis concurred and further discussion ensued.

Mayor Trantalis discussed the concept of an underground tunnel to accommodate railway service, alleviating its negative impact on marine and vehicle traffic. There was consensus for Mayor Trantalis to pursue preliminary discussions with the Metropolitan Planning Organization (MPO) and stakeholders on this concept.

Vice Mayor Sorensen commented on efforts to address homelessness. Mayor Trantalis updated the Commission on his meeting with Broward County Administrator Bertha Henry and the Broward County (County) point person on this issue. Discussions included County efforts on financial resources and matching business contributions addressing homeless housing needs and wrap-around services. Discussions ensued on County Ordinances related to homeless camps. Interim City Attorney Alain Boileau gave an update on current County Ordinances. Mayor Trantalis noted the County Homeless Court is scheduled to begin September 1, 2018. Mr. Boileau gave a brief update on this topic. Mayor Trantalis requested Mr. Boileau give a complete report on the County's Homeless Court process and confirm the start date.

Vice Mayor Sorensen discussed gaps in the current homeless process, including the need for a short-term temporary day shelter. Mayor Trantalis commented on options to address this need. Commissioner McKinzie discussed utilizing the One-Stop-Shop located near the County Bus Station for this need. Mayor Trantalis requested City Manager Feldman develop a budget to staff and rehabilitate the One-Stop-Shop building. Further comments ensued on this topic.

Vice Mayor Sorensen noted interest from outside business entities wishing to invest in homeless issues in addition to the faith community and neighbor interest. The neighbor and the faith community are interested in being involved with an informal working group. Further discussions ensued on clarifying this issue from an ordinance perspective and the best approach to continue moving forward.

Mayor Trantalis updated the Commission on his activities over the last two weeks, including attendance at the U.S. Conference of Mayors. He will be attending a two-day conference on City Planning in September 2018. Mayor Trantalis reminded the Commission of upcoming events including the Swearing In Ceremony for Fire Chief Rhoda Mae Kerr at War Memorial Auditorium and the 4th of July Celebration.

[18-0648](#)

Communications to the City Commission

**Historic Preservation Board (HPB) - Monday, June 4, 2018**

***A copy of the HPB Communication to the Commission is attached to these minutes***

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms. Laughlin commented on the importance of public input on neighbor surveys, concerns regarding the future possibility of altering land use rights and Staff recommendations. Ms. Laughlin commented that the public was not properly notified about future proposed actions, discussing the need for public outreach to address disruption of property rights. Ms. Laughlin also recommended additional studies before making a recommendation to the Commission.

Commissioner Glassman commented on historic preservation and possible future incentives, stating this issue will come before the Commission as a presentation during a future Conference Meeting. City Manager Feldman confirmed an exact date for this presentation has not yet been determined. Commissioner Glassman recommended awaiting the Staff presentation to allow a full discussion. Mayor Trantalis discussed both intended and unintended consequences of historic preservation. He commented on his long-held viewpoint to consider implementing a policy relating to the transfer of development rights when rules for historic preservation are in place, i.e., assigning an economic value to a historic property which can be marketed and sold for future development.

In response to Commissioner Moraitis' question, Ms. Laughlin confirmed this historic designation topic relates to the entire beach area. Commissioner Moraitis confirmed the need to confer with all property owners. Further discussion ensued on this topic. Ms. Laughlin restated the desire of residents to be involved in this process.

***Parks, Recreation and Beach Board (PRBB) Communication - May 23, 2018***

***A copy of the PRBB Communication to the Commission is attached to these minutes.***

Mayor Trantalis commented on tonight's Regular Commission Meeting Agenda item that funds War Memorial Auditorium's (Auditorium) electrical needs. He recommended soliciting a Request for Proposal

(RFP) to rehabilitate the entire Auditorium. Mayor Trantalis discussed interest in the Auditorium from the Florida Panthers Ice Hockey Team (Panthers). Further discussions ensued on costs for the mandated 40 Year Building Recertification, grant fund matching for electrical upgrades, the ability to control events and lengthy timelines involved with redevelopment. Commissioner Glassman recommended spending funds to maintain the building until a redevelopment plan comes forward. Discussions continued on electric upgrades and soliciting an RFP simultaneously. City Manager Feldman confirmed the required procedures for an unsolicited proposal and the RFP process. Mayor Trantalis expounded on conversations with the Panthers representative. Further comments and discussions ensued.

***Budget Advisory Board (BAB) Communication - June 12, 2018***

***A copy of the BAB Communication to the Commission is attached to these minutes.***

Mayor Trantalis confirmed the BAB's recommendation to change the methodology for calculating stormwater charges from the current impervious surface model to a trip generation model would be discussed as part of Agenda item BUS-1 .

**CONFERENCE REPORTS**

**CF-1**     [18-0675](#)

**Municipal Public Service Tax Audit Report**

Mayor Trantalis recognized City Auditor John Herbst. Mr. Herbst discussed the audit done by SNJ Muniservices of Florida, LLC to conduct a municipal public service tax audit of Tiger Natural Gas, Inc. He confirmed Tiger Natural Gas appears to be following Code and there were no significant findings or recommendations.

**CF-2**     [18-0568](#)

**Central Beach Master Plan Public Improvement Projects Update**

City Manager Feldman confirmed this item is an update on the Aquatic Complex, providing the Commission an opportunity to ask questions of Staff.

In response to Commissioner Glassman's question about the adequacy of two Aquatic Complex Renovation Project (Project) bids, Interim City Attorney Alain Boileau confirmed two bids were sufficient. City Manager Feldman noted efforts are moving forward and this item is expected to be before the Commission in July 2018. There will be a Joint Workshop with the Beach Redevelopment Advisory Board (BRAB) in August 2018

where the Project will be a topic for discussion. Mayor Trantalis commented on previous Project direction given by the BRAB and history of the recent RFP process. Mayor Trantalis recommended Commission members visit the Aquatic Complex to familiarize themselves with the Project. He also suggested they speak with their BRAB appointees for additional input and continued engagement.

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore gave his input on the Project, including Staff input on the Swimming Hall of Fame and the location of the Ocean Rescue Facility. He also commented on the need for private sector involvement. Mayor Trantalis commented on Mr. Whitmore's previous proposals, stating there was no public support for a hotel at this location. Further discussions ensued on bid submittals. In response to Commissioner Glassman's question, City Manager Feldman confirmed addressing bid amount costs through continued negotiations with the contractor. A response from the contractor is expected on June 27, 2018. The Ocean Rescue Facility will be relocated at Fire Station 13. City Manager Feldman expounded on activities at the Ocean Rescue Facility. Further discussions ensued on this topic.

In response to Commissioner Glassman's question about financial information previously requested for his Project proposal, Mr. Whitmore referred to State Statute. City Manager Feldman confirmed funds submitted by Mr. Whitmore for his proposal have been put into escrow. The proposal submitted by Mr. Whitmore needs to include the project's financial viability and other items. Further discussions ensued. Mr. Whitmore confirmed he would provide evidence of his ability to build and fund his Project proposal.

**CF-3**     [18-0657](#)

**Quarterly Investment Report for Period Ending March 31, 2018**

Mayor Trantalis commented on passive versus active investment strategies and the ability to earn increased returns.

Mayor Trantalis recognized Kirk Buffington, Director of Finance. Mr. Buffington gave a brief historic review of investment policy and strategy. He explained the differences in the management of investment funds, including the City Operating Fund and Community Redevelopment Agency (CRA) Fund (City Funds), Other Post-Employment Benefits (OPEB) Trust Fund, Cemetery Trust Fund, General Employee Retirement System (GERS) and Police and Firefighters Retirement System (PFRS).

City Manager Feldman confirmed the largest pension portfolios are the

GERS and PFRS, neither of which are under the direction of the Commission. The GERS and PFRS are managed by separate boards. Members are elected by the respective pension members. Minority members are appointed by the Commission. The GERS has a Board of Trustees appointed by the Commission. By Ordinance, the Commission delegates management of the Cemetery Trust Fund to individuals appointed by the Commission.

City Manager Feldman confirmed the Commission is responsible for directing management of the City Funds and the OPEB Fund. Commission discussion ensued on active and passive management for City Funds and the OPEB Fund. Mr. Feldman discussed the manner in which these funds can be invested. City Auditor Herbst confirmed the order of priority under State Statute for investing these funds is safety, liquidity and return. Further comments and discussions ensued on investment returns.

## OLD/NEW BUSINESS

### BUS-1 [18-0684](#)

#### Stormwater Rate Study and Structure

City Manager Feldman gave a brief cost overview of Phase Two of the Stormwater Master Plan (Stormwater Plan), confirming the current rate structure does not support the issuance of a bond. Stantec Consulting will illustrate rate structures based on current impervious methodology versus trip methodology.

In response to Mayor Trantalis' question, City Manager Feldman confirmed Stormwater Return on Investment (ROI) funds have not been transferred to General Operating Fund during the past few years. City Manager Feldman confirmed the transfer of approximately \$200,000 from the Stormwater ROI Fund to the Fire Fund.

Mayor Trantalis recognized Mike Burton, Vice President of Stantec Consulting. Mr. Burton explained the current stormwater system is intended to keep roadways clear as opposed to preventing flooding on private properties, rising tides and sea levels.

In response to Mayor Trantalis, Mr. Burton commented on an initial study done on properties impacted by rising sea levels. Due to the manner in which drainage occurs in the City, the entire stormwater system is dependent upon out-fall going into receiving areas resulting in backups and the entire City is impacted by varying degrees.

Mr. Burton expounded on trip methodology associated with large amounts of vertical residential and business buildings impacting stormwater issues. Implementation of the trip generation methodology approach would increase revenue generation from high-rise buildings. Mayor Trantalis commented there is no correlation between a parcel's number of trips and its flooding vulnerability. Mr. Burton said the relationship is the benefit a parcel receives from having the roadways clear of flooding, a benefit approach versus an impact approach. City Manager Feldman explained a fee is currently charged. A traditional assessment is based upon a benefit not a contribution. Further explanations and discussions ensued on this topic.

In response to Vice Mayor Sorensen's question about revenue requirements, Mr. Burton explained that making a determination on the revenue requirement would occur next year and be apportioned based on methodology. Further discussions ensued on using trip methodology for stormwater rate revenue, other jurisdictions using trip methodology, relevant case law on cost apportionment and the next step to move forward, i.e., a bond validation hearing.

In response to Commissioner Glassman's question about why other jurisdictions are not using trip methodology, Mr. Burton explained the current impervious surface methodology was developed a number of years ago, accepted and duplicated in all jurisdictions. Further discussions ensued on the rational of a trip methodology.

Mayor Trantalis recognized Kyle Stevens, Stantec Project Manager for the City. Mr. Stevens gave a PowerPoint presentation on fee structure methodology options for stormwater rates to fund infrastructure improvements.

***A copy of this presentation is attached to these minutes.***

Commissioner McKinzie commented on FEMA flood elevation's relationship to funding sources and dispersing flood waters when capacity levels are exceeded. Mr. Burton commented on the option of having a hybrid funding method, both impervious surface methodology and trip generation methodology. Comments and discussions ensued on methodologies illustrated in the presentation.

In response to Vice Mayor Sorensen's question, Mr. Burton explained impervious surface methodology rates are calculated for residential and commercial properties based on equivalent costs per benefit unit.



In response to Commissioner Glassman's question about condominiums including all multi-family buildings. Mr. Feldman confirmed a multi-family building is any apartment building above four units. Mr. Stevens said the designation of a multi-family building relies on the classification given by the Broward County Property Appraiser.

Mayor Trantalis recognized Marilyn Mammano, Chairperson of the Infrastructure Task Force (ITF). Ms. Mammano gave an update on ITF's strong recommendation to move to the trip methodology based on equity and benefits. The ITF is in the process of preparing their draft report.

Commissioner Glassman raised the issue of equity for other infrastructure items including water rates. Mr. Burton confirmed Stantec is also doing a water and sewer study. He confirmed an analysis had been done on how rates are structured for the multi-family class. He said the structure of the multi-family class will be changed, explaining the details of the new rate structure. Discussions ensued on the importance of equitable rate structures.

City Manager Feldman confirmed the need for Commission direction for Phase II of the Stormwater Plan, confirming that the current bond in place only funds water and sewer infrastructure needs. Dr. Nancy Gassman, Interim Deputy Director of Public Works, confirmed that Phase II of the Stormwater Plan addresses flooding in seven neighborhoods, Dorsey-Riverbend, Edgewood, Victoria Park, River Oaks, Seven Isles and South Middle River. Commission McKinzie discussed the need to address stormwater issues in District III's Melrose Manors. Dr. Gassman expounded on the details of each phase of the Stormwater Plan, confirming Phase III will address additional flood prone areas as part of a City-wide model based on designs in the initial seven neighborhoods.

In response to City Manager Feldman's request for direction, Mayor Trantalis confirmed the need for each Commissioner to take this issue to their respective districts for neighbor review, understanding, discussion and input. Commissioner Moraitis inquired about separating water and stormwater charges for trip methodology and a hybrid methodology. Mr. Burton confirmed he would provide this information. City Manager Feldman confirmed the need for a decision on stormwater rate structures to continue moving forward. Commissioner McKinzie noted the impact of rising water and stormwater rates, and concerns regarding trip methodologies in District III. Further discussions ensued on infrastructure rates and funding.

Commissioner Moraitis confirmed support of a hybrid methodology.

Commissioner Glassman confirmed support of the hybrid methodology as a compromise, commenting on issues relating to condominiums. Commissioner McKinzie said he supports the trip methodology. Vice Mayor Sorensen said current disparity should be addressed, confirming he is open to the hybrid methodology though the trip methodology is more equitable. Commissioner Glassman commented on numerous fees paid by condominiums. Mayor Trantalis confirmed support of the hybrid methodology. Mr. Burton commented on implementing the hybrid method and subsequent apportionment should a different direction be taken. Mayor Trantalis thanked Staff for their work on this issue.

**BUS-2** [18-0681](#)

Central Beach Regional Activity Center (RAC) Development and Vehicle Trips Update

City Manager Feldman gave an update on trips associated with the Central Beach Regional Activity Center (RAC).

Mayor Trantalis recognized Ella Parker, Urban Design and Development Manager. Ms. Parker confirmed the Central Beach RAC is located in the beach area from Sunrise Boulevard to Bahia Mar Drive. City Manager Feldman confirmed the City Central Beach Master Plan and County Central Beach Master Plan have a limitation on the number of trips. He confirmed trips would be depleted before dwelling unit allocations.

Anthony Fajardo, Director of Sustainable Development, confirmed additional information from the Community Redevelopment Agency (CRA) will be forthcoming and may reduce the number of trips in the Central Beach RAC. City Manager Feldman confirmed this would impact requests for future development projects. Comments and discussions ensued on the ability and timeline involved in modifying both City and County Master Plans and trip generating development projects. Mr. Fajardo confirmed existing businesses receive credit for their existing trip allocations. Further discussion ensued on examples of the methodology used.

Mayor Trantalis recessed the meeting at 3:53 p.m. for a short break.

Mayor Trantalis reconvened the meeting at 4:03 p.m.

**BUS-3** [18-0644](#)

Neighborhood Community Investment Program / Business Community Investment Program (NCIP/BCIP) Maintenance Needs Analysis and Ongoing Future Maintenance Responsibilities

City Manager Feldman updated the Commission on the Neighborhood Community Investment Program / Business Community Investment Program (NCIP/BCIP), commenting on discussions with the previous

Commission to upgrade and maintain neighborhood improvements, i.e., entranceways and light poles. He recommended the City take responsibility and budget for these neighborhood improvements in order for them to be properly maintained.

Commissioner McKinzie concurred with City Manager Feldman's recommendation, commenting on previous Commission discussions. Commissioner Glassman recommended bringing this issue forward to the Council of Civic Associations for input and discussion. Further comments ensued.

Mayor Trantalis recognized Hal Barnes, Neighbor Support Manager. Mr. Barnes confirmed discussions with individual neighborhoods.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street and on behalf of the Harbordale Civic Association. Ms. Mammano confirmed support of City Manager Feldman's recommendation, commenting on NCIP benefits and stating certain community needs require professional work and maintenance.

Mayor Trantalis recognized Diane Shuler, 401 NW 23rd Avenue and on behalf of the River Garden Sweetening Homeowners Association (River Garden Association). Ms. Shuler spoke in support of City Manager Feldman's recommendation to fund ongoing maintenance due to financial constraints. Mayor Trantalis confirmed the River Garden Association is on the NCIP list.

Mayor Trantalis recognized Genia Ellis, President and CEO of Riverwalk Association. Ms. Ellis confirmed her support and the benefits of both the NCIP/BCIP, recommending they continue. She commented on an opportunity to reinstate the Neighborhood Community Investment Grant Program (NCIGP). Mr. Barnes explained NCIGP is a program where the neighborhood takes the lead on design and oversees construction. The City is an inventory, funding and inspection mechanism.

In response to Mayor Trantalis' question about \$75,000 in improvements needed in the North Beach area, Mr. Barnes confirmed this funding is for the monument upgrade along A1A at Oakland Park Boulevard. City Manager Feldman commented on the previous Commission's allocation of \$577,000 for median improvements in this area of Galt Ocean Mile. Discussions ensued on the timeline and improvements to the right-of-ways in that area. Commissioner Moraitis discussed meetings and efforts to address these concerns.

**BUS-4** [18-0646](#)

Discussion - Advisory Boards

Commissioner Glassman discussed instituting a revised model for Board and Committee appointments (Appointments), recommending following the Broward County model which addresses consistency and term limits. He requested the name of the Commission member nominating an individual for an Appointment be included in the backup, commenting on the need for a review of any nominee's possible conflict of interest. Interim City Attorney Alain Boileau updated the Commission on Appointees who are lobbyists having a possible conflict of interest, commenting on previous Commission actions. Mr. Boileau stated conflicts should be examined on a case-by-case basis, discussing various scenarios.

In response to Mayor Trantalis' question about enforcement of lobbyist requirements and disclosures (not lobbyist registration), Mr. Boileau confirmed the Florida Commission on Ethics is the enforcement body and would be complaint based.

Commissioner McKinzie concurred that term limits should be enacted and enforced. He also noted the City Clerk Office's procedure advising the Commission of upcoming Appointments. Commissioner McKinzie discussed scenarios related to resolving previous conflict of interest concerns. He concurred about Commission appointments ending when the appointing Commissioner leaves office.

Vice Mayor Sorensen concurred with Commissioner McKinzie and Commissioner Glassman's recommendations. In response to Vice Mayor Sorensen's question about the conflict of interest issue, Mr. Boileau confirmed the Commission could enact rules to address this concern. Vice Mayor Sorensen noted his support of addressing lobbyist Appointments. Further discussions ensued. Vice Mayor Sorensen recommended reducing the size of boards. City Clerk Jeffrey Modarelli confirmed membership varies based upon the enabling legislation. Discussions ensued on modifying enabling legislation on a case-by-case basis. Mayor Trantalis noted the importance of engaging as many community neighbors as possible. Further discussions ensued.

Commissioner Moraitis concurred with the idea of term limits, noting Appointees should be able to return at a future date. She noted her concern about replacing all Appointees simultaneously. Mayor Trantalis confirmed each newly elected Commissioner's prerogative to replace their Appointees. Further comments and discussions ensued on this topic. In response to City Clerk Jeffrey Modarelli's question about

updating Appointments, Mayor Trantalis recommended moving forward and updating the current Ordinance. Realigning date certain appointee terms was discussed and will be reviewed.

Mayor Trantalis endorsed the establishment of LauderTrail, a Neighbor-Based Advisory Committee to develop a Pedestrian/Bicycle Trail. It will be on tonight's Regular Commission Meeting Agenda.

Mayor Trantalis recommended the City take over Sister Cities Organization (Sister Cities) to provide greater engagement. He commented on the history of Sister Cities and City funding, noting this modification would monetize Sister Cities relationships and stimulate economic development. Further comments and discussions ensued on the history of the Sister Cities relationship with the City.

Commissioner Glassman suggested merging Sister Cities with the Economic Development Advisory Board (EDAB). Mayor Trantalis concurred, stating he would discuss details with City Manager Feldman to develop a Mission Statement for the EDAB, addressing domestic and international economic development. Discussions ensued on Michael Chen, Economic and Business Development Manager and liaison to the EDAB, being the Staff person to head up these efforts.

Discussions ensued on scheduling a Joint Commission Workshop with the Charter Review Board to review municipal primaries and election cycles. Mayor Trantalis confirmed August 21, 2018 as the date for the Joint Commission Workshop with the Charter Review Board.

Discussions ensued on rescheduling the September 6, 2018 Budget Hearing. City Manager Feldman will coordinate this effort.

Mayor Trantalis recognized Norbert McGlachlin, 1141 SW 8th Street and former member of the Marine Advisory Board (MAB). Mr. McGlachlin commented on the need to protect the marine industry located to the west. He encouraged the Commission to not reduce the number of appointees to the MAB due to the need for representation from all stakeholders and those skilled in the marine industry. Mr. McGlachlin recommended maintaining the current membership of three appointees per Commission member. Mayor Trantalis agreed MAB members should have a background in the marine industry.

## **CITY MANAGER REPORTS**

None.

## ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 4:43 p.m.