

# City of Fort Lauderdale

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



## Meeting Minutes

**Tuesday, October 23, 2018**

**12:00 PM**

**New Police Headquarters Discussion**

**City Commission Conference Room**

## **CITY COMMISSION WORKSHOP**

***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, City Attorney***

**CALL TO ORDER**

Mayor Trantalis called the meeting to order at 12:18 p.m.

**ROLL CALL**

**Present:** 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, City Attorney Alain E. Boileau and City Auditor John Herbst

**OLD/NEW BUSINESS****BUS-1** [18-1183](#) Discussion on New Fort Lauderdale Police Department Headquarters

City Manager Feldman reviewed back-up materials for the new Police Station Headquarters (Police Headquarters), commenting on updates to previous evaluations done in 2008 and 2016. He also acknowledged the Infrastructure Task Force Advisory Committee (ITF) document submitted by ITF Board Member Ralph Zeltman.

City Manager Feldman reviewed ITF discussions recommending approval of funding, a bond issuance and placing the bond question on the March 2019 ballot. He commented on the need to plan for future expansion of Police Headquarters, its current 550 employees, including sworn officers and Staff, and departmental needs. Police Chief Rick Maglione also clarified staffing and space needs.

Mayor Trantalis acknowledged the need for Police Headquarters expansion. City Manager Feldman explained details related to the consultant's, HDR, Inc., analysis should Police Headquarters remain at its current location. The new Police Headquarters would include a secured, structured parking garage (parking garage). The cost of the new Police Headquarters would be approximately \$92,000,000 in addition to furnishing, equipping and financing. City Manager Feldman confirmed the bond amount would be \$150,000,000, expounding on the impact of debt service requirements from property taxes.

In response to Mayor Trantalis' question about the parking garage, City Manager Feldman confirmed the parking garage would accommodate

750 parking spaces. He explained details regarding its use by Police Officers, Staff and visitors. Chief Maglione explained parking requirements for specialty police vehicles. Further comment and discussion ensued on the costs. City Manager Feldman confirmed the cost of the parking garage includes all necessary security and equipment needs for specialty police vehicles.

Mayor Trantalis confirmed the feasibility study was done based on the new Police Headquarters remaining at its current location. City Manager Feldman noted that should Police Headquarters be relocated, there would be additional costs for the relocation of fleet and sanitation operations located behind the current Headquarters. He also discussed the cost to relocate a State-owned public safety communications tower (tower). Further comment ensued on continued utilization of the tower.

Mayor Trantalis commented on reasons for a new Police Headquarters, recognizing the need for cost savings. Should it be relocated, it should be on City-owned property. He discussed the value of land at the current location that could offset the cost of a new Police Headquarters site. Further comment and discussion ensued on the possibility of a downtown City/County Government Campus with a new Police Headquarters located in a new building at the current City Hall site. The current parking facility located next to City Hall could be expanded. Comment and discussion ensued on locating a new Police Headquarters on City-owned land located near Fort Lauderdale Executive Airport (FXE). Police servicing the City from this location was discussed. Discussions ensued on hybrid approaches for back-office operations being located at separate, less expensive locations. Further comment and discussion ensued.

Commissioner Moraitis commented on concerns about moving the Police Headquarters away from the dense downtown area and the importance of a new Police Headquarters having the best location to serve the community. She commented on her position on linking a new Police Headquarters with a joint City/County Government Center. Commissioner Moraitis confirmed the need to move forward with a new Headquarters.

Chief Maglione confirmed the most central area for service calls is Federal Highway and Broward Boulevard. He emphasized the need for a new Police Headquarters to be located on a main corridor. Chief Maglione confirmed his recommendation for a new Police Headquarters remaining at its current location, explaining his reasoning that includes the need to meet State and Federal law enforcement compliance requirements.

Commissioner Glassman concurred with Commissioner Moraitis' concerns about relocating Police Headquarters near FXE. In response to Commissioner Glassman's question about a hybrid location, Chief Maglione confirmed additional locations are currently being utilized. Recruitment has been relocated to Sistrunk Boulevard to attract members of the community. He expounded on additional services being relocated due to a shortage of space at Headquarters, including the 13th Street Police Substation. Further discussions ensued on the need to house evidence storage onsite.

In response to Commissioner Glassman's inquiry about details relating to presenting a bond to voters on the March 2019 ballot, City Manager Feldman gave an overview of presenting a new Police Headquarters to residents in broad terms. This would include size, location, estimated completion date and communicating design work would begin following voter approval.

Commissioner Glassman commented on the need to move forward with a new Police Headquarters in an expeditious manner. Further comments ensued regarding the timeline of Fire Stations. Discussions continued on the timeline and cost of a new Police Headquarters should a bond be approved.

In response to Commissioner Glassman's request for a new Police Headquarters estimated timeline should the bond be approved on the March 2019 ballot, City Manager Feldman said the following: in May 2019 a Request for Proposal (RFP) could be issued; alternatively, under the Consultants Competitive Negotiation Act (CCNA), an architect and engineer would be hired for the design of the new Police Headquarters; the process for these alternatives is approximately 90-120 days and would require Commission approval; the design work would take approximately 9 months; the design work would be followed by an RFP; and the optimal estimated completion date would be June 2022. Further discussion and comment ensued.

In response to Mayor Trantalis' question on projected design costs exceeding the \$140,000,000 bond amount, City Manager Feldman confirmed the architects' obligation to design a project within the stated budget. Should the design exceed the budget, a redesign would be required. The architect would be responsible for that cost. Discussion ensued on the history of other projects. City Manager commented on the obligation to spend bond funds, expounding on related details and confirming that estimated costs include contingencies. Further comment and discussion ensued on future cost considerations and the five-year

projected timeline.

Commissioner McKinzie confirmed support to move forward with a bond for a new Police Headquarters and it remaining at the current location. Further comment and discussion ensued on the logistics of operations during construction. Mayor Trantalis requested a site plan to illustrate aspects of the new Headquarters. City Manager Feldman confirmed.

Vice Mayor Sorensen commented on the need to mitigate environmental concerns should the Police Headquarters be relocated. In response to Vice Mayor Sorensen, City Manager Feldman explained details of the process used for the Fire Bond that was done in two parts. Further comment and discussions ensued on the estimated cost to residents for each Fire Station and using architects and engineers specializing in public safety buildings.

Comment and discussion ensued on the urgent need for a new Police Headquarters and it being used as a recruitment tool. Chief Maglione noted the impact on services during an evacuation at the current location.

Vice Mayor Sorensen concurred with the need to move forward expeditiously and address future needs. City Manager Feldman commented on HDR's projection of future needs.

In response to Vice Mayor Trantalis' question about consideration of a public private partnership (P3), City Manager Feldman confirmed discussions with two P3 entities, stating that it was not financially feasible. He explained that P3s would build and finance the Police Headquarters and the City would pay rent. Further comment and discussion ensued on the cost of relocating the sanitation fleet.

City Manager Feldman confirmed bond rates are locked on the date of issuance, commenting on current favorable bond rates and future bond rates. Comment and discussion ensued on the next steps in the process to move forward with a bond issuance.

Mayor Trantalis recommended each Commissioner have discussions with their respective District constituents to inform and determine their perspective. Commissioner Moraitis discussed the need for a site plan and talking points of pertinent details.

City Manager Feldman confirmed the Commission action to move forward with a new Police Headquarters bond on the March 2019 ballot (ballot). He also discussed the options for the ballot questions. One option would include both a Parks bond and Police Headquarters bond

in one question. The other option would be to provide two separate ballot questions, one for a new Police Headquarters bond and one for a Parks bond. He suggested discussions on the pros and cons of each option. Further comment and discussion ensued on revenue bonds, the water and wastewater bond and stormwater bond. In response to Mayor Trantalis, City Manager Feldman confirmed a sidewalk bond would be a general obligation bond that would need to be presented to voters.

Commissioner McKinzie recommended the Parks bond and Headquarter bond be listed as two separate ballot questions. Further comment and discussion ensued. City Manager Feldman confirmed he would provide the Commission with a public education campaign and Staff will provide language for three ballot initiatives options at the December 4, 2018 Commission Regular Meeting. This will provide time for modifications prior to the December 18, 2018 Commission Regular Meeting.

Commissioner Moraitis requested Staff assemble public education campaigns for both bonds, the Parks bond and Police Headquarters bond. City Manager Feldman confirmed Staff would address this request as soon as possible.

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on his perspective to have a ballot question combining both bonds. He discussed other locations for a new Police Headquarters and other concerns. Further comment and discussion ensued.

Mayor Trantalis recognized Maggie Hunt, Sailboat Bend resident. Ms. Hunt commented on her support of maintaining a new Police Headquarters at its current location, explaining her reasoning.

## **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 1:19 p.m.