

# City of Fort Lauderdale

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



## Meeting Minutes

**Tuesday, November 6, 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, City Attorney***

## CALL TO ORDER

Mayor Trantalis called the Commission Conference Meeting to order at 1:38 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, City Auditor John Herbst, and Sergeant at Arms Luan Malushi

## CITY COMMISSION REPORTS

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

As landlord of the Bahia Mar property, Commissioner Glassman discussed the need for Commission involvement with Bahia Mar's lease with the Fort Lauderdale International Boat Show (Boat Show), requesting a copy of the lease. Further comment and discussion ensued on this topic. In response to Mayor Trantalis, City Attorney Boileau made recommendations regarding negotiating the Boat Show's multi-year agreement going forward, expounding on details. Mayor Trantalis confirmed the Commission's desire for more involvement. Further comment and discussion ensued on the City's position as landlord and the lessee's control of improvements.

Commissioner Glassman discussed the budget process. He recommended having a Goal Setting Session earlier in the year, suggesting it be scheduled in January 2019. A Commission Workshop with the Budget Advisory Board (BAB) should be scheduled shortly thereafter. Vice Mayor Sorensen concurred with Commissioner Glassman's recommendation.

Commissioner Glassman discussed community interest in a public-private partnership (P3) concept for the Police Department Headquarters Station. He recommended further exploration and

discussion of this option.

City Manager Feldman confirmed efforts to coordinate dates for the Goal Setting Session followed by a Workshop with the BAB early in 2019, commenting on details. Further comment and discussion ensued on facilitator costs and meeting format.

City Manager Feldman discussed future budget obligations including: (1) \$10,000,000 for the second phase of Return on Investment (ROI); (2) \$3,000,000 for the Emergency Medical Station (EMS); (3) \$800,000 for the annual contribution to the County for homeless funding; and (4) two pension plan actuarial assumptions. Vice Mayor Sorensen commented that addressing these items would be part of the Commission's Goal Setting Session. Mayor Trantalis concurred.

Commissioner Glassman also recommended that the BAB hold their departmental meetings earlier than in the past. City Manager Feldman confirmed the BAB's desire to meet with the Commission in January. Further comment and discussion ensued on budget items and scheduling the Goal Setting Session. Commissioner McKinzie suggested making departmental budget decisions in conjunction with budget obligations, commenting on the need to set realistic goals.

City Manager Feldman requested Commissioner Glassman refer those interested in a P3 partnership for a new Police Station Headquarters to his office. Commissioner McKinzie commented on the history of P3's and the abilities of local contractors.

Commissioner McKinzie commented on funding for the Ambassador Program and additional policing in District III. City Manager Feldman discussed details related to this topic, confirming he would work with Clarence Woods, Manager, Northwest Progresso-Flagler Heights (NWPFH) Community Redevelopment Agency (CRA). Commissioner McKinzie requested that Ambassador Program funding in District III be used for policing in the area. City Manager Feldman confirmed he would follow-up and report back.

Commissioner McKinzie commented on the timing of Agenda publishing. City Manager Feldman discussed the current Agenda process. Further comment and discussion ensued on the fluidity of agenda items and accelerating the Agenda process. Mayor Trantalis commented on the need to allow sufficient time for Agenda review by the Commission and the community. City Auditor Herbst commented on the need to interface with Staff to alleviate Agenda item delays. Commissioner McKinzie

commented on addressing Staff delays in the evaluation process. City Clerk Jeffrey Modarelli concurred with the recommendation to publish earlier. Commission Meeting Agendas will be published on the Thursday prior to the scheduled Commission Meeting dates.

Vice Mayor Sorensen reviewed efforts of the Las Olas Working Group, commenting on Staff's efforts to prepare a Request for Proposal (RFP) for a full-service firm to address all project details and work with the Urban Land Institute (ULI).

Vice Mayor Sorensen commented on the Fort Lauderdale Operation Public Safety Program (FLOPS) efforts focusing on growth and fiscal responsibility. Representatives of FLOPS are interested in making a presentation to the Commission. It was confirmed a Commission presentation would be included on the December 4, 2018 Commission Conference Meeting Agenda. Further comment and discussion ensued.

Vice Mayor Sorensen commented on the Compensation and Classification Study for Commission Staff. Further comment and discussion ensued on this topic. City Manager Feldman confirmed discussions with City Attorney Alain Boileau regarding the reporting structure and evaluations of all Commission Staff, commenting on the procedure prior to the 2006 Charter Amendment. It was confirmed that this would be addressed at an upcoming Conference Meeting.

Vice Mayor Sorensen concurred with Commissioner Glassman's comments to revisit the possibility of a P3 partnership. In response to Mayor Trantalis, City Manager Feldman reviewed previous discussions with private entities for a P3 partnership during the prior Commission's tenure. Further comment and discussion ensued on financial aspects of utilizing a bond or P3 for a new Police Department Headquarters.

Vice Mayor Sorensen raised the topic of addressing scooter ridership. City Manager Feldman discussed adoption of an Ordinance to provide an enforcement mechanism, confirming this would be monitored. Further comment and discussion ensued.

Vice Mayor Sorensen commented on recruitment for the position of City Manager. He recommended the option of Interim City Manager Chris Lagerbloom being appointed as permanent City Manager. This would be followed by a six-month evaluation. Mayor Trantalis discussed having an opportunity for citizen participation. Further comment and discussion ensued on additional options. Commissioner Moraitis and Commissioner McKinzie concurred with Vice Mayor Sorensen's

recommendation. Mayor Trantalis recommended the Commission consider this recommendation. Further comment and discussion ensued.

Vice Mayor Sorensen discussed the Landlord Program for housing a homeless individual in an apartment or house in exchange for fair market rent, wrap-around case management support and a risk pool for unanticipated costs. He expounded on those involved in this team effort to address homelessness.

Commissioner McKinzie left the meeting at 2:45 p.m.

Mayor Trantalis commented on the need to address waterway cleanliness. He discussed the installation of wastewater pump stations in marinas, recommending a feasibility study and confirming this has been done in other cities. Further comment and discussion ensued on this topic.

In response to Commissioner Glassman's question, City Manager Feldman confirmed impact fees are part of the on-going Water and Sewer Rate Study expected at the end of this year.

[18-1192](#)

Communications to the City Commission

**Fire-Rescue Facilities Bond Issue Blue Ribbon Committee  
(Fire-Rescue Bond Committee)  
September 27, 2018**

***A copy of the Fire-Rescue Bond Committee Communication to the Commission is attached to these minutes.***

In response to Mayor Trantalis, City Manager Feldman explained fire impact fees must be tied to needs and a capital program. Implementation of a Fire Suppression Impact Fee would require the projection of future fire station needs and costs corresponding to development and calculated on a per unit basis. The calculations would contain a residential and commercial component. City Manager Feldman confirmed the need to hire a consultant for this analysis.

City Manager Feldman said that there is currently adequate fire suppression. Due to population increases, there will be a future need for Emergency Medical Services (EMS). This could be addressed with new EMS Stations or expanding existing Fire Stations with additional rescue units and staff. A review of future development is needed to determine gaps in EMS standard coverage and the need for impact fees, similar to

the process used to determine Fire Suppression Fees. A consultant would be hired to make this determination. Vice Mayor Sorensen confirmed the need to be proactive in addressing EMS needs in District IV. City Manager Feldman confirmed a Request for Proposal would be prepared, funding would be determined followed by Commission approval.

**Sustainability Advisory Board (SAB)**  
**October 22, 2018**

***A copy of the Fire-Rescue Bond Committee Communication to the Commission is attached to these minutes.***

There was no objection by the Commission to the SAB's recommendation.

**OLD/NEW BUSINESS**

**BUS-1** [18-1211](#)

Discussion of Future Parks Bond

Phil Thornburg, Director - Parks and Recreation Department, presented a slide presentation outlining the projects and costs associated with the issuance of a Parks Bond which included addressing needs at Lockhart Stadium.

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

Due to its vicinity to Fort Lauderdale Executive Airport, proposed lighting at Lockhart Stadium was discussed. Mr. Thornburg confirmed the estimated rehabilitation costs for Lockhart Stadium are approximately \$18,000,000 - \$20,000,000 and would be done in two phases. In response to Mayor Trantalis' question about the ability to program Lockhart Stadium to justify the costs, Mr. Thornburg confirmed it is a challenge, commenting on past efforts. Mr. Thornburg commented on the consultant's input regarding other stadium projects in the Tampa area which have been programmed for youth soccer.

City Manager Feldman explained the timeline needed for a Commission decision on the Parks Bond currently scheduled for the December 4, 2018 Commission Regular Meeting. He also discussed the need for Commission direction on the amount of the Parks Bond. Addressing the needs of Lockhart Stadium would increase the bond too approximately \$170,000,000. Commissioner Glassman recommended including the

costs for the Henry Kinney Tunnel Top Park in the Parks Bond. Commissioner Moraitis commented on LauderTrail funding being a priority. Further comment and discussions ensued on the need to successfully fund these projects.

Commissioner Moraitis discussed the need for additional public parks in District I and the limited beach access. She suggested replicating other successful area parks to serve the needs of residents in the Lockhart Stadium area. Further comment and discussion ensued on the types of amenities needed to serve the local community and the amount of bond funding to address all needs.

Mayor Trantalis recommended that each Commission member have a discussion with Mr. Thornburg followed by a Conference Meeting Agenda item at the November 20, 2018 meeting for a decision on park amenities at Lockhart Stadium. Further comment and discussion ensued on costs and upgrades to existing parks. In response to Vice Mayor Sorensen's question, Mr. Thornburg confirmed Staff and the community contributed to recommendations in the presentation.

Mayor Trantalis recessed the meeting at 3:25 p.m.

Mayor Trantalis reconvened the meeting at 3:39 p.m.

Commissioner McKinzie returned to the meeting at 3:39 p.m.

Mayor Trantalis recognized Jenni Morejon, Executive Director of the Downtown Development Authority (DDA). Ms. Morejon confirmed the DDA's support to assist with acquisition of additional land for public parks in the downtown area.

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive. Ms. Fertig commented on efforts with the Broward County School Board (School Board) to increase bond funding for renovations and a new building at Northeast High School. She commented on future development in the northeast portion of the City west to Fort Lauderdale Executive Airport. Ms. Fertig noted that maintenance and all operational costs were paid by the School Board when Lockhart Stadium was utilized as a sports stadium for area High Schools. In response to Mayor Trantalis, Ms. Fertig explained aspects of the School Board's funding, requests for a lease extension and concerns relating to revenue retention. She expounded on recommendations to create a park in the area of Lockhart Stadium with amenities for the community.

In response to Vice Mayor Sorensen about what amount of a Parks Bond would receive public support, Ms. Fertig suggested focusing on the "quality of life".

Mayor Trantalis recognized Windy Eichner, 1308 SE 11th Street. Ms. Eichner discussed her recommendation that parking remain at D.C. Alexander Park. She also commented on the importance of addressing infrastructure needs and the primary needs of public park improvements.

Discussions ensued on the timeline for a Parks Bond and a Police Station Headquarters Bond on the March 2019 ballot.

Mr. Thornburg confirmed that recommendations discussed with Commission members would be brought back before the Commission at the November 20, 2018 Commission Conference Meeting.

**BUS-2** [18-1085](#)

**Henry Kinney Tunnel Top Park Update**

Julie Leonard, Interim Director of Transportation and Mobility, announced those presenting, Christine Fanchi, Engineering and Design Manager, Transportation and Mobility, and Fausto Gomez, Project Manager, Florida Department of Transportation (FDOT).

Ms. Fanchi gave a presentation on the Henry Kinney Tunnel (Tunnel) Top Park, commenting on how other cities address tunnel tops to create urban spaces for the public. The presentation included a brief historic overview of the Tunnel, an update on the partnership with FDOT to rehabilitate the Henry Kinney Tunnel and the incorporation of the City's rehabilitation of the Tunnel Top Park (Project) to create a usable public urban space.

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

In response to Commissioner Moraitis' question, Ms. Fanchi confirmed the Project's crosswalk safety will be improved and will include higher visibility. Ms. Fanchi confirmed the size of the plaza will be 60' x 63', expounding on details. She confirmed the Henry Kinney Tunnel (Tunnel) is eligible for registration on the National Register for Historic Places, explaining related details. Ms. Fanchi presented the two proposed design concepts. Intersection renovations will be included and will include pavement resurfacing, Americans with Disability Act (ADA) compliance, crosswalk delineation and ensuring proper drainage. Mayor Trantalis commented on a cost savings of a simplistic design.

Ms. Fanchi reviewed FDOT's request for the Project's work to be



coordinated with the Tunnel's rehabilitation, including adherence to the timeline, using the same contractor, and minimizing noise and traffic obstruction. Comment and discussion ensued on the timeline. The estimated timeline for the project is approximately two years. Ms. Fanchi reviewed financial details of the Project illustrated in the presentation.

Mayor Trantalis recognized Jenni Morejon, Executive Director of the Downtown Development Authority (DDA). Ms. Morejon confirmed the DDA's support of the Project's two proposed concepts which will serve to enhance the downtown area. She urged the Commission not value engineer this Project, commenting on the need to move forward.

Mayor Trantalis recognized Steve Hudson, 1799 SE 9th Street. Mr. Hudson concurred with Ms. Morejon's comments, acknowledging the importance of the Project connecting the downtown business district with the downtown retail district.

Mayor Trantalis recognized Mike Weymouth, the Las Olas Company. Mr. Weymouth commented on the Project's design concepts, making recommendations to allow for enhanced views of the river and Las Olas Boulevard. Mayor Trantalis commented on the Project being an extension of Laura Ward Park. Mr. Weymouth concurred, urging the Commission to have a future vision.

Mayor Trantalis recognized Jim Ellis, 3020 NE 32nd Avenue and on behalf of Riverwalk Trust. Mr. Ellis concurred with previous comments, noting the efforts of all stakeholders. He confirmed the benefits of addressing this Project in conjunction with FDOT's rehabilitation of the Tunnel, urging the Commission to move forward and support the Project.

Discussion ensued on the two design concepts, funding and design details.

In response to Vice Mayor Sorensen's question about going beyond sixty feet on the north side of the Tunnel, Fausto Gomez, Project Manager, Florida Department of Transportation (FDOT) explained this was not an option due to issues relating to the Tunnel's design criteria. Naldo Gonzalez, Gannett Fleming, Inc., expounded on the details of the Tunnel's design criteria. Further comment and discussion ensued on design options and costs.

In responses to Vice Mayor Sorensen's question about having pedestrian access in the Tunnel, Mr. Gonzalez confirmed pedestrian access on Las Olas Boulevard, not in the Tunnel. A separate elevated

pedestrian walkway through the Tunnel would not be part of the rehabilitation process.

In response to Vice Mayor Sorensen's question about FDOT's proposed pedestrian bridge being incorporated into the Tunnel rehabilitation, John Olsen, FDOT, explained there was a feasibility study done prior to the pedestrian bridge recommendation and this was not an acceptable solution within the existing Tunnel.

In response to Vice Mayor Sorensen's question about funding to FDOT for the City's portion, Mr. Gomez said funding is due now. Mr. Gomez noted that projected design estimates listed in the presentation may increase, expounding on details and the process moving forward.

In response to City Manager Feldman's question, Mr. Olsen confirmed FDOT would own the Tunnel Top Park (Park) and there would be a maintenance agreement with the City to address amenities.

City Manager Feldman noted that FDOT's ownership would make the Park ineligible for Parks Bond or General Obligation Bond funding. For City ownership of the Park, FDOT would need to transfer the air rights over the Tunnel to the City. FDOT owns the right-of-way on the portion of Las Olas Boulevard over the Tunnel. Further comment and discussion ensued on addressing this topic.

In response to Vice Mayor Sorensen's question about lane closures during construction, Mr. Gonzalez confirmed they are using accelerated construction and expounded on construction details, nightly lane closures and detours.

Mr. Gomez requested a Resolution from the Commission in support of the Project and associated funding. In response to Mayor Trantalis, the Commission confirmed their support of this Project. Comment and discussion ensued on the amount of funding needed.

Vice Mayor Sorensen confirmed the Commission's commitment to the Project, provided FDOT is willing to work with the City towards securing an air rights agreement for the Tunnel that would allow the Project's bond financing. Mr. Olsen confirmed they would pursue this option, expounding on the nature of the Resolution expressing the City's support of the Project. He said this would be followed by a local funding agreement to include specific funding amounts. Further comment and discussion ensued. It was confirmed a Resolution would be forthcoming after research on bond counsel requirements.

In response to Vice Mayor Sorensen's proposal for the City to move the design of the Project forward with community input, Mr. Gomez and Mr. Olsen concurred. Mr. Olsen also confirmed the involvement of the State Historic Preservation Office (SHPO).

**BUS-3** [18-1216](#)

**Advisory Boards and Committees - Purpose/Duties**

City Clerk Jeffrey Modarelli gave a brief review of the Boards and Committees' organization, purpose and duties noted in this Agenda item's backup.

In response to Commissioner Glassman, it was confirmed consolidation of Boards and Committees would be considered.

Mayor Trantalis recommended the Commission review the information provided and discuss Commission recommendations at a future Conference Meeting. Further comment and discussion ensued.

Discussions ensued on lobbyists serving on Boards. City Attorney Boileau commented on Board and Committee members recusing themselves. He said the topic of lobbyists serving on Board and Committees is a policy decision, expounding on details relating to conflicts and restrictions that could be included in an Ordinance. Further comment and discussion ensued.

Mayor Trantalis discussed his perspective on the need establish an initial policy stating that registered lobbyists or those that would financially benefit from a decision would not be permitted to serve on Boards or Committees. City Attorney Boileau commented on Board and Committee members having requisite knowledge relating to the Board or Committee's oversight. Further comment and discussion ensued.

In response to City Manager Feldman, Mayor Trantalis confirmed this item should be on the November 20, 2018 Commission Conference Meeting Agenda.

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

[18-1227](#)

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

Florida Gun Shows, Inc. vs. City of Fort Lauderdale  
Case No.: 18-62345-Civ-FAM (Moreno)

## **CITY MANAGER REPORTS**

None.

## **ADJOURNMENT**

Mayor Trantalis adjourned the Commission Conference Meeting at 4:49 p.m.