

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov*



Meeting Minutes

Tuesday, April 2, 2019

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***

***CHRISTOPHER LAGERBLOOM, 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 1:42 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 Chris Lagerbloom, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau, City Auditor John Herbst and Sergeant at Arms Keven Dupree

CITY COMMISSION REPORTS

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

Commissioner Moraitis gave an update on community outreach meetings regarding plans for the 64-acre site at Lockhart Stadium that includes plans for the Inter Miami MLS team, a neighbor park and having a stadium for Fort Lauderdale High School and Stranahan High School. She commented on community participation, the focus on a Community Center and discussions with Broward College regarding a possible facility for physical therapists. Commissioner Moraitis noted legislative meetings in Tallahassee and Washington, D.C.

Commissioner Glassman discussed participation at the *Reimagining Breakers Avenue Workshop (Workshop)*, noting the large neighbor attendance. The second *Workshop* is scheduled for May 8, 2019. He commented on his participation at *Neighbor Leadership Academy* and its positive impacts. Commissioner Glassman discussed the success of Village Place, a 55 and above income driven affordable housing complex, expounding on details. He confirmed the next monthly Las Olas Mobility Working Group meeting would be on April 11, 2019 at 2:30 p.m.

Commissioner Glassman raised the topic of Board and Committee holdover appointees, confirming a request from two members of the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee (Fire Bond

Committee) to remain as holdover appointees until all Fire Stations are completed and expounding on related details.

Mayor Trantalis commented on the history of appointees to the Fire Bond Committee and the timeline for completion of the remaining Fire Station. Further comment and discussion ensued. Vice Mayor Sorensen noted his position in support of Fire Bond Committee members remaining until completion of the final Fire Station. Mayor Trantalis discussed the specificity of the Fire Bond Committee's responsibilities until all Fire Stations are completed, noting the lengthy timeline due to factors unrelated to the Fire Bond Committee. He commented on his position for current appointees to remain in place.

In response to Commissioner Moraitis' question, it was confirmed that no other Boards or Committees are similar to the Fire Bond Committee. Commissioner McKinzie noted the Infrastructure Task Force Committee's request regarding holdover positions. Further comment and discussion ensued.

City Attorney Alain Boileau commented on communications with the Office of Inspector General indicating that there would be no holdover appointees going forward and the recently passed Ordinance governing this topic. Discussions ensued on extending timelines. Mayor Trantalis concurred with City Attorney Boileau's position, noting the need for consistency and commenting on the background regarding current policy. Commissioner Moraitis concurred. Further comment and discussion ensued.

City Manager Lagerbloom commented on the ability to amend the Ordinance, stating it is a policy decision. Mayor Trantalis expounded on the purpose of enacting the recent Ordinance. Further comment and discussion ensued. City Manager Lagerbloom commented on amending the Ordinance at the May 7, 2019 Commission Regular Meeting. City Clerk Jeffrey Modarelli confirmed expiration of the Fire Bond Committee's membership terms at midnight on May 6, 2019. Comment ensued on adhering to advertising requirements and the future building/replacement of additional Fire Stations and Emergency Medical Stations.

Vice Mayor Sorensen suggested the option of appointees stepping down and participating in meetings as members of the public with institutional knowledge. Further comment and discussion ensued on the possible options moving forward. City Attorney Boileau noted his concerns regarding a hasty modification to the current Ordinance.

Commissioner Glassman confirmed his desire for a consensus, stating he would inform the two Committee members of the current policy.

Vice Mayor Sorensen said that the Fort Lauderdale Woman's Club had been added to the National Register of Historic Places. He commented on the upcoming *Downtowner of the Year* event at the Riverside Hotel on Thursday, April 11, 2019. In response to Mayor Trantalis' question, City Manager Lagerbloom said that one table at this event has been purchased, commenting on related details.

Vice Mayor Sorensen confirmed an airport noise consultant had been hired to represent the interests of the City in the Federal Aviation Administration's (FAA) Part 150 Noise Compatibility Planning Study (Study) at Fort Lauderdale/Hollywood International Airport (FLL). City Manager Lagerbloom confirmed the consultant would provide data regarding noise impact and possible solutions. Vice Mayor Sorensen expounded on details.

Mayor Trantalis recognized Alan Cohen, Assistant Broward County Administrator, In response to Commissioner McKinzie's question, Mr. Cohen explained Broward County's work with the City of Dania Beach, commenting that challenging the FAA could result in expanding the perimeter in the district impacted by noise from FLL. He said that the FAA funds noise mitigation projects, citing examples. Further comment ensued. Commissioner Moraitis noted similar issues at Fort Lauderdale Executive Airport (FXE). She also commented on Sheltair Aviation Service's opening of an additional 200,000 square feet of hangar space at FXE. Further comment and discussion ensued.

Vice Mayor Sorensen commented on the positive progress with the Broward County Continuum of Care, discussing his desire to consolidate various organization's homelessness subcommittees to ensure no overlap and improving synergy. He discussed the need to ensure a sense of urgency from the business community for funding. In response to Commissioner McKinzie's question regarding the availability of housing opportunities, Vice Mayor Sorensen said there is no available housing for the homeless, expounding on details.

Commissioner McKinzie commented on concerns related to homeless individuals who have relocated to other areas. Mayor Trantalis said that the lack of housing is due to funding issues, noting the need for the private sector to participate. He also discussed a recent meeting with City Manager Lagerbloom, Broward County Administrator Bertha Henry and County Staff that included discussions regarding the financial

responsibility of all County municipalities to participate in this funding. Mayor Trantalis said that the homelessness initiative funding would continue to be from the County, City and the private business community, noting the need to maintain forward momentum. Additional funding would be discussed during upcoming budget sessions for the next fiscal year.

Commissioner Moraitis commented on having a City-wide solution, expounding on details related to efforts in an area of District I and emphasizing the need to address housing for a specific segment of the homeless population. City Attorney Alain Boileau explained details and challenges regarding the restrictions encompassing this segment of the homeless population. In response to Mayor Trantalis' question, it was confirmed that the approximate number of this homeless population segment in this area of District I is approximately fifty. Further comment and discussion ensued. City Attorney Boileau said that specific language has been proposed for the related Ordinance, expounding on details. Commissioner McKinzie commented on his concerns, stating that these Ordinance revisions should be a group discussion.

City Attorney Boileau commented on the Broward County Court's determination regarding the current Ordinance, confirming the decision was not appealed and expounded on related details. Commissioner Moraitis said she would be gathering additional facts and would bring this information to the Commission at the next Commission Conference Meeting.

In response to Commissioner McKinzie's question, Mayor Trantalis gave an update on the new Federal Courthouse (Courthouse). Mayor Trantalis explained that the General Services Administration (GSA) is currently determining a location, expounding on related details. If the One-Stop Shop site is selected, alternative open space for a park would need to be located in order to comply with the Master Plan. Further comment and discussion ensued. Commissioner McKinzie commented on the need for proper maintenance of surplus properties while awaiting improvements. Mayor Trantalis concurred. Further comment and discussion ensued on determining the best location for the Courthouse based upon transportation options. City Manager Lagerbloom gave an update regarding recent communications with the GSA regarding the Courthouse. The communication included a question as to the value of the One-Stop-Shop property. An appraisal has been requested from Colliers International.

Mayor Trantalis discussed recent trips to the State Legislature with City

Manager Lagerbloom to address the topic of Dockless Mobility (scooters) legislation that meets the needs of the community and the ability for scooters to ride in bike lanes. Further discussion ensued on managing additional scooter concerns.

City Attorney Alain Boileau briefed the Commission on details regarding Florida Power and Light Company's (FPL) request for the City to submit an amicus brief in support of FPL's brief in a case pending before the Supreme Court, expounding on details. City Attorney Boileau commented on local municipalities who have agreed to participate and other particulars. Further comment and discussion ensued. Mayor Trantalis requested each Commissioner meet with City Attorney Boileau. Further comment ensued.

[19-0325](#)

Communications to the City Commission

Planning and Zoning Board (P&Z Board)
Wednesday, March 20, 2019

A copy of this communication is attached to these minutes.

Vice Mayor Sorensen explained details relating to this communication. Commissioner Moraitis requested the Metropolitan Planning Organization (MPO) update traffic signalization on major corridors. Mayor Trantalis said it is a priority of the MPO and will be funded through the half-penny sales tax approved on the March 2019 ballot.

OLD/NEW BUSINESS

BUS-1 [19-0155](#)

Las Olas Marina Update

Mayor Trantalis recognized Robert Lochrie, Esq., Lochrie & Chakas, representing Las Olas SMI, LLC (Suntex), Las Olas Marina Lessee. Mr. Lochrie gave an update on the efforts and progress of Suntex. The lease was executed on May 3, 2018. The predevelopment process is expected to be completed by the end of 2019. A new site plan is expected to be submitted to the Development Review Committee (DRC) at the end of April 2019. There will be a request to modify the lease due to the revised predevelopment timeline but will not change the May 3, 2021 permitting date deadline. In response to Mayor Trantalis' question regarding the reason for delays, Mr. Lochrie explained it is due to re-examining the site plan and redesigns resulting from neighbor input regarding the restaurants and Staff's input on ingress and egress.

In response to Commissioner Glassman, Mr. Lochrie explained the

process going forward. Discussion ensued on the need to move forward expeditiously. Mr. Lochrie commented on timeline requirements, i.e., notice requirements, public input, etc. Commissioner Glassman commented on his concern regarding the timelines, noting the possibility that the number of trips on the barrier island could no longer be available due to ongoing development. Comment and discussion ensued. Mr. Lochrie discussed recent concerns voiced by Jackson Tower. Commissioner Glassman said that those concerns could be addressed with Staff.

City Manager Lagerbloom explained that a lease extension would require an amendment to the Ground Lease (Lease) and would be brought forward for Commission consideration. Discussion ensued on acting at tonight's Commission Regular Meeting. Mayor Trantalis recognized Assistant City Attorney Lynn Solomon. Ms. Solomon said she reviewed a draft of a First Amendment (Amendment) to the Lease. It only addresses an extension to the predevelopment activity until December 31, 2019. It was confirmed that there would be a Walk-On Motion at tonight's Commission Regular Meeting for this Amendment to the existing Lease.

Mayor Trantalis recognized Art Seitz, 105 North Atlantic Boulevard. Mr. Seitz commented on his perspective regarding this item and the process.

BUS-2 [19-0361](#)

Discussion on Police and Parks and Recreation General Obligation Bonds

Mayor Trantalis recognized Kirk Buffington, Director - Finance Department. Mr. Buffington introduced the new financial advisor, Sergio Masvidal, Managing Director - PFM Financial Advisors LLC (PFM). Mr. Masvidal will work with Staff on the Public Safety Facilities Bond and Parks General Obligation Bond (Bonds). This presentation is a high-level overview of the next steps in the process. Mr. Masvidal narrated the slide presentation, confirming that market conditions are currently favorable for issuing long-term bond debt and expounding on related details.

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

Mr. Buffington commented on the key steps and lengthy process involved with the issuance of bonds as illustrated in the presentation, explaining details.

In response to Vice Mayor Sorensen's question, Mr. Buffington said that

expenditure of bond funds must occur within three years and would be done incrementally.

In response to Mayor Trantalis' question regarding the timeline for the first increment of the Parks Bond, Mr. Masvidal explained that PFM is currently working with Staff to refine the Finance Plan Bond Rating Presentation outline and is dependent upon Staff developing the scope, refining details and obtaining estimates.

Mr. Buffington explained that Reimbursement Resolutions (Resolutions) would be brought to the Commission at the next Commission Regular Meeting. These Resolutions will allow the spending of anticipated Bond funds in order to begin the design process and hiring project managers. Once the Bonds are issued, the City can reimburse itself for these expenditures. The sale of the bonds will be a competitive, negotiated sale. Mr. Buffington reviewed additional steps in the Commission approval process, commenting on items that would be brought before the Commission. Mr. Masvidal explained aspects of the process that will happen in tandem. The current plan is to fund the Parks Bond over a separate series of bonds. The first issuance of the Parks Bond is expected to be \$80,000,000 at a rate of 3.85%. The impact for the first issuance is expected to be \$13.00 for every \$100,000 in taxable value per homeowner. Mr. Masvidal noted that each subsequent issuance would impact this amount.

Mr. Masvidal said that the Public Safety Facilities Bond is expected to be done in one bond issuance, expounding on details. The impact to a homeowner is expected to be approximately \$16.00 for every \$100,000 in taxable value per homeowner.

Mayor Trantalis discussed the option of establishing advisory boards for the Bond projects. He requested Commission input regarding using the existing Parks, Recreation and Beaches Advisory Board to assist Staff in evaluating and establishing project priorities.

Vice Mayor Sorensen commented on the two main components of oversight, programming and financial oversight. He said that the Parks and Recreation Board are programming experts, noting the need for financial expertise. Vice Mayor Sorensen said that Staff, in conjunction with a public facilities safety consultant, could address the programming of the new Police Station. He suggested establishing an oversight committee to address and oversee the financial aspects of both bonds.

Mayor Trantalis commented that Staff could adequately address financial

aspects. Further comment and discussion ensued on maintaining the current membership on the Parks, Recreation and Beaches Advisory Board. Commissioner Glassman commented on the ballot language for the Parks Bond. City Attorney Alain Boileau expounded on this topic, stating oversight by another board is not precluded. Commissioner McKinzie commented on maintaining plans for community input and moving forward to achieve goals.

Commissioner Glassman concurred with Staff addressing financial aspects of the Parks Bond and the Parks, Recreation and Beaches Advisory Board having programming responsibility. Commissioner Moraitis commented on input received from community outreach in District I and input from the Parks and Recreation Board for the other Parks' projects in addition to four signatures projects. City Attorney Boileau said that input from the Parks and Recreation Advisory Board is not mandated.

Vice Mayor Sorensen noted the need to assure equality in all Districts with regard to the Parks Bond. Further discussion ensued. Commissioner McKinzie commented on the Commission's previous discussions and vetting the list of park projects.

In response to Commissioner Glassman's question regarding the plan going forward, City Manager Chris Lagerbloom confirmed initially addressing the four signature projects. City Manager Lagerbloom also commented on the costs to acquire land for additional parks. The Parks and Recreation Department would identify the "low hanging fruit" park projects to supplement the four signature projects. The Parks, Recreation and Beaches Advisory Board would provide input and prioritize those park projects. These projects would be program managed in a manner similar to the items in the State's Consent Order.

Commissioner Glassman emphasized the need for the Parks and Recreation Department and Parks, Recreation and Beaches Advisory Board to ensure frequent communications and timely project updates to each respective District Commissioner. Further comment and discussion ensued on projects, funding and land acquisition for parks.

Mayor Trantalis recognized Art Seitz, 105 North Atlantic Boulevard. Mr. Seitz commented on his perspective regarding the International Swimming Hall of Fame. He also recommended having recreation centers located on the beach.

Mayor Trantalis recognized Abby Laughlin, 425 Bayshore Drive. Ms.

Laughlin requested an additional Workshop for neighbor input to discuss prioritization and any additional items.

City Manager Lagerbloom confirmed that industry experts specializing in public safety facilities would be hired as the consultant for programming and design of the new Police Station. Commissioner McKinzie said that Police Chief Rick Maglione and Police Administration should participate in order to address specific needs and intricacies of the Police Department. Commissioner Glassman commented on the building design of the new Police Station.

Mayor Trantalis recognized Police Chief Rick Maglione. Chief Maglione gave an overview of the Police Department's 2018 Response to the Resistance Report (Report). The Report is done annually to ensure transparency. It discusses incidents where force was used when making arrests or when a Baker Act or Marchman Act was initiated.

Mayor Trantalis confirmed that Staff will work with the Parks, Recreation and Beaches Advisory Board to determine park project priorities and their financial feasibility. Commissioner McKinzie commented on the design-build process and opportunities.

City Manager Lagerbloom confirmed that in addition to Staff, he will request City Auditor John Herbst coordinate ongoing audits of all bond related projects. City Auditor Herbst discussed similar ongoing audits of Beach CRA projects done by a consultant specializing in construction. He said that this process will be utilized for Police Station and selected parks' projects as appropriate. There was consensus that each Commissioner would direct prioritization for park projects within their respective districts.

Commissioner Moraitis left the meeting at 3:27 p.m.

BUS-3 [19-0234](#)

Cemetery Master Plan Presentation

Mayor Trantalis recognized Paul Weinberg, PLA - Vice President of Planning and Landscape Architecture, KEITH (formerly Keith & Associates). Mr. Weinberg gave a slide presentation that included an overview of the planning process, goals and recommendations contained in the January 2018 Draft Cemetery Master Plan (Master Plan). He expounded on the geospatial process used that provides a three-dimensional image of each cemetery that contains valuable information for future project implementation.

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

A copy of the January 2018 Draft Master Cemetery Master Plan

Mr. Weinberg explained components contained in the Master Plan's Executive Summary. He discussed the opportunity for digital record management. Mr. Weinberg commented on cemetery capacity, noting that one of the four cemeteries has reached capacity. Sunset Memorial Cemetery has the most capacity and is expected reach capacity in 2044. Evergreen and Lauderdale Memorial Cemeteries are expected to be at capacity in 2023-2024. These estimates are based on trends and could go up or down. Further comment and discussion ensued.

Alec Bogdanoff, President, Brizaga, Environmental Consultant. Mr. Bogdanoff reviewed the impact of sea-level rise on cemeteries over the next 30-50 years. Due to location, the cemetery areas will not experience tidal flooding. He commented on concerns regarding the future condition of ground water elevation, expounding on details related to each cemetery. Mr. Bogdanoff confirmed that it will change future operating conditions. Sea level rise would be holistically included in future cemetery planning.

Joe Mulligan, Senior Manager - Advisory Services, Grant Thornton, discussed the analysis of the Cemetery Trust's Perpetual Care Fund (Fund), expounding on details and confirming that the Fund is adequate. As of June 30, 2018, the Fund's balance was approximately \$29,000,000. Mr. Mulligan expounded on details of investment strategies.

Mr. Weinberg discussed how the structure of the four cemeteries were analyzed to address expansion, opportunities to streamline processes, and consistent overlay of maintenance and operations at each cemetery for future projects. Capital improvements would increase capacity and provide additional points of sale to support the Fund. He noted examples, commenting on additional internment options and the impact on space allocation and the respective contribution to the Fund. Mr. Weinberg commented on the enhanced ability to analyze improvements and the standard of care due to City Staff management. Improvements would include enhanced cosmetic aspects and visible recognition of cemeteries. Advisory Board and/or Commission recommendations for potential improvement projects would impact the ongoing analysis and evaluation of the Fund.

Discussion ensued on municipalities moving away from cemetery ownership to outside management. It was confirmed that there is

ongoing litigation with Carriage Services. City Attorney Alain Boileau expounded on aspects of the litigation. In response to Mayor Trantalis' question regarding whether current funding is from the Fund's interest or principal, Mr. Mulligan noted that this question was not in the scope of work for their analysis. City Auditor John Herbst explained details regarding additional revenue from Staff management. This revenue should be sufficient to fund maintenance and improvements. Further comment and discussion ensued. Mr. Herbst said that once full capacity is reached, the interest earned on the Fund's principal will be adequate to fund annual maintenance for all four cemeteries.

Mr. Mulligan said that as of June 30, 2018, the Fund relative to the calculated obligation is 110% funded at the required level, commenting on the need to be sensitive to the Fund's investment strategies and underlying value of assets. In response to Vice Mayor Sorensen's question regarding underlying improvements and maintenance, Mr. Weinberg confirmed the ongoing cost of maintenance would remain the same unless additional structures are built.

Mark Van Rees gave a brief historic review of the Cemetery Board of Trustees (Board), expounding on details. He discussed aspects of the Fund. Mr. Van Rees commented on the Fund's corpus, confirming it must remain intact and noted funding items that have not yet been expended. Mr. Van Rees discussed the Board's position, stating cemeteries should not be treated as parks but as places of reverence. He commented on funding, explaining "at need" versus "pre-need" details. He is in support of self-management and the future opportunity for a Public Private Partnership (P3) that would allow "pre-need" funding. Further comment and discussion ensued on this topic, purchasing by residents and non-residents, details related to discounts and the resale of plots. Mr. Van Rees suggested sales should be to residents only and expounding on details related to previous purchases by non-residents from the previous vendor. He also discussed the inability to fund items other than the cemetery maintenance and care.

Cemetery Trustee Board members, Fred Nesbitt, Vicki Mowrey, and Dennis Ulmer waived their speaking time, commending the work of the consultants.

BUS-4 [19-0336](#)

Discussion about Life Insurance Premium Payment for Former City Manager, Lee R. Feldman in the Amount of \$58,190.87

Mayor Trantalis explained the background and reasoning for his comments regarding this item's removal from the Agenda. He discussed communications between City Auditor John Herbst and the former City

Manager, stating that all his future communications with Mr. Herbst would be in public. City Auditor Herbst responded, explaining details.

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

[19-0362](#)

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

Ed Louis Brin and Margaret M. Brin vs. City of Fort Lauderdale
Case No.: CACE 18-026905 (04)

Mayor Trantalis announced the commencement of the Executive Closed Door Session.

CITY MANAGER REPORTS

None.

ADJOURNMENT

Mayor Trantalis adjourned the Commission Conference Meeting at 4:25 p.m.