



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, October 17, 2022, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Glen J. Torcivia, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Flores called the meeting to order at 6PM and City Clerk Moorer called the Roll. Mayor Flores saw Councilmember Noble in the parking lot and requested Staff to check on him. He was not present for the Roll Call.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Tharp to approve the agenda.

Voting Yea: Deputy Mayor Tharp, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

SPECIAL BUSINESS

- 1. Presentation:** Palm Tran Bus Shelter Improvement Program. - Clinton Forbes, Executive Director of Palm Tran.

Mr. Forbes highlighted various project happenings within Palm Tran such as paradise pass, the newest bus fleets, upgraded payment options and the Mobility on Demand Project, which was like Uber service.

Councilmember Noble arrived at the meeting at 6:03PM.

Mr. Forbes mentioned the 561 Plan and adding electric vehicles to the fleet by year 2032.

Mr. Yash Nagal stated the bus shelter redesign started in 2019 but no proposals were submitted. He discussed the existing infrastructure, solicitation strategies and the timeline for the new upcoming project.

Mr. Nagal showed a bus shelter prototype and some improvements which included charging ports, solar lights, shaded seating, and LCD screens.

Mayor Flores stated Ms. McCue would be the point of contact for Palm Tran and the City was looking forward to the upgrades.

2. Presentation: Housing Bond. - Jack Weir, Chair of the Housing Leadership Council.

Mr. Weir said that over 50 thousand households were paying over thirty percent of income for rent. He mentioned there was a severe shortage of housing which caused rent increases in Palm Beach County. He said the selling price of homes had increased by 25 percent.

Mr. Weir stated the price increase caused foreclosures and loss of businesses. He suggested voting for the Palm Beach County Ballot Question No. 1 Bond. He said the goal was to increase supply of housing and increase the workforce housing. Mr. Weir suggested the bond would work by using gap financing replacing more expensive debt and equity required to build units. He said the bond was 20 years.

Mr. Weir said ideal locations would be major commercial thoroughfares near employment that could handle density. He said places such as old hotels or event venues could be redeveloped.

Mr. Weir said the average tax amount per homeowner was \$14.00 per year, he continued to discuss parts of the bonds and areas of focus.

Councilmember Dugo and Deputy Mayor Tharp questioned the workforce housing and building percentages. Mr. Weir said it was not sub-standard housing and there would be a housing percentage on certain types of housing. Councilmember Diaz asked was the gap financing only for first time homeowners and what were projected sunset dates. Mr. Weir said the program would not be prohibited and there would be some restrictions.

Mayor Flores asked about an oversight committee. Mr. Weir explained he was uncertain of any specifics regarding an oversight committee. He asked about the implementation plan. Mr. Weir stated there were no guarantees and it was not low-income housing. He said the bond would be a valuable tool.

He continued to ask additional questions regarding the bond.

The Council thanked Mr. Weir for attending.

3. Proclamation: City Government Week, October 17-23, 2022. - Adam Mohammed, Youth Programs Supervisor.

Mr. Mohammed thanked the Council for their recognition. Photos were taken.

CONSENT AGENDA

4. Official Meeting Minutes: City Council Special /Budget Meeting Minutes, September 28, 2022. - Quintella Moorer, City Clerk.

5. EMS Write-Off: - Pursuant to Staff Item Summary and the September 2022 Listing. - Teri Beiriger, Director of Finance.

- 6. Resolution 2022-52:** Approving the Professional Service Agreement between the City of Greenacres and Shamtec, Inc., to provide HVAC and ice machine repair; authorizing the appropriate City Officials to execute the agreement; providing for effective date. - Monica Powery, Director of Purchasing.
- 7. Resolution 2022-53:** Approving a Professional Services Agreement for pressure cleaning services; authorizing the appropriate City Officials to execute the agreement; providing for an effective date. - Monica Powery, Director of Purchasing.
- 8. Resolution 2022-54:** Approving an Interlocal Agreement with the Town of Lake Clarke Shores for Geographic Information Systems (GIS) services; and providing for an effective date. - Andrea McCue, City Manager.
- 9. Resolution 2022-55:** Satisfying certain liens imposed against residential property, pursuant to Section 15-31, City of Greenacres Code and providing an effective date. - Teri Beiriger, Director of Finance.

Motion made by Councilmember Bousquet, Seconded by Councilmember Diaz to approve the Consent Agenda.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

REGULAR AGENDA

- 10. PUBLIC HEARING: Ordinance 2022-33: Second Reading:** Repealing Chapter 8, "Licenses and Business Regulations," Article 3, "Business Taxes," Section 8-74, "Conversion Therapy Prohibited," providing for conflicts severability, codification, and an effective date; and for other purposes. - Andrea McCue, City Manager and Christy Goddeau, City Attorney.

Ms. Moorer read the ordinance by title.

Ms. McCue stated no changes had been made since the first reading. The City recognized the potential impacts of the Courts decision and therefore felt it was prudent to repeal Ordinance 2022-33.

Staff recommended approval of the ordinance.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2022-33 on Second Reading.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

- 11. Resolution 2022-58:** Opposing conversion therapy on minors; making findings; and providing for an effective date. - Andrea McCue, City Manager.

Ms. McCue stated the City recognizes the potential impacts of the Courts decision and as a result repealed Ordinance 2022-33 but maintained the position that conversion therapy on minors was a practice that was contrary to the community standards of Greenacres. Staff recommended approval.

Motion made by Deputy Mayor Tharp, Seconded by Councilmember Diaz to approve Resolution 2022-58.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo,

Councilmember Diaz, and Councilmember Bousquet.

12. PUBLIC HEARING: Ordinance 2022-34: Second Reading: Amending the City of Greenacres' budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022, inclusive; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read the ordinance by title.

Ms. Beiriger stated the ordinance would authorize budget adjustments which would document the movement of funds in the general funds. Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2022-34 on Second Reading.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

13. Ordinance 2022-29: First Reading: Amending Chapter 12, Subdivisions and Land Development Regulations, Article 3, Improvements and design standards, Section 12-58, drainage, by adding Sub-section 12-58(K), imposing drainage requirements between properties; providing for repeal of conflicting ordinances; severability, inclusion in the code, and an effective date. - Caryn Gardner-Young, Zoning Administrator.

Ms. Moorer read the ordinance by title.

Ms. Gardner-Young stated the proposed zoning code modifications were to establish regulations to avoid stormwater runoff issues which were harmful and otherwise detrimental to neighbors.

Mr. Scott Wood, Building Official stated a berm or wall around the outside of the residential area would be required.

Staff recommended approval.

Motion made by Councilmember Dugo, Seconded by Deputy Mayor Tharp to approve Ordinance 2022-29 on First Reading.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

14. Resolution 2022-56: Adopting a fee schedule for Code Compliance and establishing a Property Enhancement Grant Program account; providing for repeal of conflicts and an effective date. - Andrea McCue, City Manager.

Ms. Moorer read the resolution by title.

Ms. McCue stated the City would establish fees to offset some of the administrative costs and establish a Property Enhancement Grant Program Account where a portion of the Code Compliance Fees would be deposited to help offset the cost of the Property Enhancement Grant Programs.

A \$75.00 fee would be imposed for each case in which a Code Compliance lien was imposed. Staff recommended approval.

Motion made by Councilmember Bousquet, Seconded by Councilmember Dugo to approve Resolution 2022-56.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

15. Resolution 2022-59: Approving the acquisition of real property and providing authorization for City Officials to execute all closing documents and an effective date. - Andrea McCue, City Manager.

Ms. Moorer read the resolution by title.

Ms. McCue stated the City had grown over the last 20 years and to ensure the City met the needs of the community expansion was necessary.

She said the City entered a contract for acquisition of two (2) contiguous unincorporated parcels of 8.69 acres adjacent to 5800 Melaleuca Lane. Two appraisals were obtained consistent with Section 166.045 Florida State Statutes. Ms. McCue said acquiring the parcels above market value was necessary given the current real estate market in Palm Beach County. She said the purchase was a great benefit to the City.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Tharp to approve Resolution 2022-59.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

16. Ratification of Charter Review Committee Appointments: - Appointing nine (9) members to serve three-year terms. - Andrea McCue, City Manager.

Ms. McCue explained the Charter Review Committee ratification process and highlighted the below mentioned members were recommended:

Olga Sierra, by Deputy Mayor Tharp

Larry Tronco, by Councilmember Noble

Emily Jacob-Robarts, by Councilmember Dugo

Mal Colton, by Councilmember Diaz

Charles Shaw, by Councilmember Bouquet

Benjamin Dexter, Peter "Tyler" Wallwork, and Chris Arbor were a mix of employees and business owners.

Staff recommended ratification.

Mayor Flores appointment choice would be added at the next meeting.

Motion made by Councilmember Bousquet, Seconded by Councilmember Dugo to approve the ratification of the Charter Review members.

Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Diaz, and Councilmember Bousquet.

DISCUSSION ITEM

17. Naming of City Events, Programs and/or Facilities. - Andrea McCue, City Manager.

Ms. McCue stated the discussion of naming of events and/or facilities came up during a previous scholarship discussion and she wanted to provide some options for consideration for the Council. Councilmember Bousquet requested Staff return with a

defined policy process. Deputy Mayor Tharp felt a 4/5 majority vote should be included. The Mayor suggested a criterion be added.

The Council agreed to have an ordinance drafted establishing a process for naming events and/or facilities base on Ms. Christy Goddeau' s recommendation.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Mr. Roy Gable stated his shutters had sufficient air flow. He said the ordinance was bad and suggested a redo of the Shutter ordinance policy.

CITY MANAGER'S REPORT

Ms. McCue stated the Coastal Clean-up had great participation. She thanked Dinah "Candy" Tejeda, Code Enforcement on a job well done. The Truck or Treat event also had a great turn out. She stated the Toy Drive boxes had been placed around the City to help assistant families. Ms. McCue also reminded everyone that the Comp Plan Study Meetings were held in the Community Center. The Read for the Record would take place on October 27, 2022, and she asked for more volunteers.

18. Community and Recreation Services Department Report.

19. Development and Neighborhood Services Report.

20. Finance Department Report.

21. Fire Rescue Report.

22. Information Technology Report.

23. PBSO District 16 Report.

24. Public Works Report.

25. Purchasing Report.

26. Youth Programs Report.

CITY ATTORNEY'S REPORT

No report.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Tharp thanked Staff and Ms. McCue for a great turn out and dedication at the Coastal Clean-up event.

Councilmember Diaz asked for volunteers to participate in the Read for the Record event, especially Spanish speaking volunteers.

Councilmember Bousquet suggested looking into tiny homes and mother-in-law dwellings. She also suggested adding murals to business buildings.

Mayor Flores wanted to recognize the Firefighters and Officers who volunteered during Hurricane Ian in addition to promoting the Toy Drive. He also praised the Coastal Clean-up turn out and suggested hosting the event twice a year.

ADJOURNMENT

7:31PM.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____