

SPECIAL MEETING HELD BY THE TOWN COMMISSION FOR THE TOWN OF OCEAN RIDGE, FLORIDA, TO BE HELD IN THE TOWN HALL ON FRIDAY, APRIL 27, 2001, AT 1:30 P.M.

The meeting was called to order and roll call was answered by the following:

Commissioner Aaskov	Commissioner Bridges
Commissioner Bingham	Commissioner Willens
Mayor Kaleel	

The Town Clerk advised that Comm Bingham and Comm Willens arrived a few minutes after the meeting commenced.

## ACTIONS AND REPORTS

### 1. DISCUSS FLOOD CONTROL ALTERNATIVES

Town Manager Dunham advised that Lisa Tropepe and Dan Shalloway from Shalloway, Foy, Rayman, and Newell (SFRN) were present to provide a short review of the flood control study and flooding solutions. He added that afterwards the staff would then like to discuss potential funding sources and impacts on taxes. Town Manager Dunham advised that as a result of hiring Dunkelberger to take core samples of Hudson Ave. and Spanish River Dr. they have offered a few revisions to the alternatives provided by SFRN that Ms. Tropepe will address. He also cited another revision concerning the Kelso site. He stated that it has been determined that with or without a house on the property it would meet the level of service for flooding but not for water quality for potential grant funding. He added that the Town currently has a site located at Woolbright and A1A that should meet the guidelines although the Kelso property was the preferred site, however, with a house it just does not provide the water quality needed.

Ms. Tropepe reviewed the recommendations that SFRN provided in a January 17, 2001 letter. She summarized the south end proposed improvements by stating that the eastern portion going north (B-1) is difficult to estimate because of the easement confusion. She added that the southern portion (B-2) would be easier to tie into the existing system. She commented that Area I was still the same with the exception of using the Woolbright and A1A site instead of the Kelso site. Area II recommendations remained the same. She stated that Area III was moving forward and that Dunkelberger has begun retro fitting piping on Spanish River Dr. Concerning Area IV, Ms. Tropepe stated that Dunkelberger has not recommended demucking and filling and therefore the cost can be reduced to between \$500,000 to \$750,000. She advised that using their recommendations would save the town approximately one million dollars. She concluded her summary by stating that Area V would remain the same.

Ms. Tropepe commented that she just returned from Tallahassee and advised that the Lake Worth Lagoon Grant was still being tracked and that County Comm Newell was still pushing for it, however, everyone needed to wait until the session was over. She

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added that there is also another grant possibility but she has not had the opportunity to review it yet.

Town Manager Dunham asked Ms. Tropepe to clarify Area I. Dan Shalloway stated that due to the fact that it is unclear what easements the town has for the eastern area (B-1) the cost could vary by several million dollars. Comm Bridges commented that the residents should have no problem consenting if they wanted drainage improvements. Mr. Shalloway stated that the B-2 area might be all that is necessary adding that the system would draw from the B-1 area. Town Manager Dunham clarified that a new structure could be built leaving the old structure in place. Mr. Shalloway suggested completing the B-2 area and wait to see if B-1 is still necessary.

Comm Bridges requested an update regarding FDOT's responsibility concerning the drainage and swales. Ms. Tropepe stated that they have collected the survey data and they are in the process of preparing recommendations.

Town Manager Dunham distributed several handouts, the first of which encompassed the various revenue sources available to the town including Revenue Bonds, General Obligation Bonds, State Revolving Loan Fund and Grants. He reminded the Commission that the town has already been recommended to receive \$500,000 from the Lake Worth Lagoon Grant and they were continuing to seek other grant opportunities.

After briefly describing the funding sources the Commission unanimously favored the State Revolving Loan Fund with an approximate 3% interest rate and 20 year equal payments (approximately \$356,000 per year) that could be paid directly through the General Fund by increasing the millage rate. Town Manager Dunham advised that there was no competition for the funds if you qualify. He added that the payment on the loan does not begin until six months after construction has been completed, which could end up two years before a payment is made. Town Manager Dunham distributed a handout reflecting the property increases for several homes with various assessed values. He reminded the Commission that the town's overall property value should also increase in the future which could affect the millage rates.

The Commission agreed that the staff should review the possibility of refinancing or paying off the existing debt.

Comm Willens reminded the Commission that there was still a question regarding whether the debt would be assumed town wide or through assessments. The Commission concurred that the debt should be considered on a total town cost basis. Mayor Kaleel stated that the Commission acted appropriately in reviewing all available options.

Town Manager Dunham clarified that the 5.3 million dollar funding is the highest cost estimate and added that the town needed to provide the design in order to get the funding. He also stated that the funding was based on providing water quality and therefore only the south end (Area I) and Hudson Ave. (Area IV) may be eligible for the loan monies. Comm Bingham questioned whether the town could receive the money and draw interest

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to which she was advised that the funds were probably received by drawing down from the funds. Mr. Dunham advised that the required public hearing for the State Revolving Loan Funds was usually held once a year, however, they now have a hearing in mid-year but the town could not meet that timeline and must therefore plan for next spring. Atty Spillias reminded the Commission that easements would still be necessary and may involve costs to obtain. Town Manager Dunham advised the Commission that there is currently \$125,000 budgeted for the drainage design and questioned whether he should begin developing an Request for Qualifications (RFQ). Comm Bridges questioned whether it was necessary to go out to bid. Atty Spillias advised that SFRN was hired to provide the alternatives and study not the actual design of the project, which falls into the Consultant Competitive Negotiation Act (CCNA).

The Commission requested that the staff provide an estimated time and detail schedule for the May regular meeting.

### 2. DISCUSSION ON 5 ON 5

Mayor Kaleel commented that he was pleased that all the Commissioners provided goals that kept in line with the mission statement adopted by the town. After reviewing all the goals it was determined that the storm water drainage was the top priority and that 5 years was an attainable goal for completion.

The building code revisions/Code of Ordinances were another goal that the whole Commission wished to be completed this year. The Commission wished to clarify that the codes should be consistent with the mission statement. Atty Spillias advised that the first step was taken through Municipal Code Corp. to determine the present code and law conflicts. He added that his firm has also recently submitted a proposal to complete a total rewrite of the code because it contains a lot of obsolete codes, inadequacies, and some issues are not even addressed at all or they are poorly organized.

Mayor Kaleel advised that the Town Hall renovations were also a major concern for the majority of the Commission. He stated that the Commission needed to keep in mind that the town had a contractual obligation with Boynton Beach in connection with the purchase of the land and even had a conceptual drawing prepared. The Commission concurred that the staff should develop a defined plan for proposed renovations within a one-year period. Comm Willens stated he was concerned that people would get sidetracked from the drainage issue to which Mayor Kaleel disagreed commenting that the staff has the knowledge to investigate more than one issue at a time. Comm Bridges agreed adding that the parking issue could be investigated first and the building at a later date.

Mayor Kaleel stated that four of the Commissioners were concerned with beautification within the town. Comm Bingham suggested addressing the total sign code section to provide for uniform signage for all types of signs located in town. She added that sign pollution should also be addressed. Mayor Kaleel then inquired about the proposed signs on Old Ocean Blvd. Town Clerk Hancsak advised that the Environmental Resource

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Advisory Committee had addressed and presented proposed signage for Old Ocean Blvd., which was budgeted last year, that would then be incorporated throughout the town but the Commission rejected them citing the high cost.

Comm Aaskov left at approximately 2:45 P.M.

Comm Willens mentioned that he wanted the Town to explore the use of bike trails throughout the Town. Town Manager Dunham advised that the staff would do that, however, he added that any bike trail to get from one end of Ocean Ridge to the other end would involve a great deal of SR A1A. Comm Bridge then voiced his concern regarding past objections to the widening of SR A1A.

Comm Bridges stated that he felt the protection of the dunes should be a priority. Comm Bingham agreed and added that the town should decide what to do with the town owned 50' of property just south of Boynton Oceanfront Park. She also stated that she felt access to the beach should only be achieved by public or private crossovers that protect the dune.

Comm Bridges stated that he was concerned with building east of the Coastal Construction Control Line (CCCL) and felt that building should be prohibited east of the line. He added that he has observed other towns that allow building right on the dune and he felt Old Ocean Blvd. should be preserved with no extensive building. He stated that the staff needed to determine the Town vs. State powers. Atty Spillias advised that the most restrictive code on building and access, to the extent that it affects the dunes, would supercede the other.

The Commission concurred that the staff should examine the dune ordinance during this year.

Comm Bridges mentioned that he felt the tree ordinance should be strengthened on what is considered invasive. Comm Bingham reiterated her concern with adopting a definition of tree and hedge in the code.

It was agreed that the Planning & Zoning Commission could address the dune ordinance review, invasive tree list, and definition of a tree/hedge.

Mayor Kaleel stated that he felt a sewer system should be investigated even just for information purposes. Comm Bridges disagreed and felt that septic systems were sufficient. He added that he felt utilities such as sewer systems increase taxes to all of the residents whereas septic systems are the sole responsibility of the property owner. Ms. Tropepe commented that Dunkelberger has taken water samples from Spanish River Dr. area and has determined that fecal waste was undetectable thereby proving that the septic systems have not posed a threat to the water. Ms. Tropepe suggested possibly investigating placing sewer piping in on Hudson Ave. to save costs, however, she did state the town would need to know the direction for gravity purposes.

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Mayor Kaleel stated that he felt the town should investigate implementing its own utilities departments for possibly water, sewer, or cable citing that the town could possibly increase its revenue while providing the service. Town Manager Dunham advised that a rate study would be necessary for a water plant and he did not feel there were enough residents in the town to fund a storm water utility. Mayor Kaleel stated that he still felt it was prudent to investigate possible better alternatives.

Comm Willens stated that the “no seeums” were a concern and asked if the Mosquito Magnet was working. Town Manager Dunham stated that he believes it works, however, one was not enough for the town property. Comm Willens suggested that the town possibly negotiate a rate for individual residents to purchase the systems from the company. Mr. Dunham stated that he was planning to have a representative from the company present at the next regular meeting.

Comm Bingham stated that she felt the Commission should re-address the ordinance relating to the obstruction of the right-of-ways because she did not feel they should be blocked. Atty Spillias stated that it was recommended that the ordinance be adopted because the code did not have a provision to prevent obstructions and now it has the authority to permit or reject any obstructions.

Mayor Kaleel thanked the Commission and staff for their input and felt the meeting was productive.

ADJOURNMENT

The meeting was adjourned at approximately 3:20 P.M.

ATTEST:

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Town Clerk

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Mayor Kenneth Kaleel

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Vice Mayor Bridges

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Comm Aaskov

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Comm Bingham

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Comm Willens