

Special Town Commission Meeting of the Town of Ocean Ridge held on Tuesday, September 16, 2003 at 5:01 PM in the Town Hall Meeting Chambers

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

Commissioner Bingham  
Commissioner Pugh  
Commissioner Kaleel  
Commissioner Schulte  
Mayor Aaskov

Pledge of Allegiance

Public Hearing

A. Fiscal Year 2003-2004 Budget

1. Consideration of adopted tentative budget and proposed millage rate for fiscal year 2003-2004

There were no comments from the Commission or public.

2. Adopt Final Millage Rate for fiscal year 2003-2004

Mayor Aaskov announced that the millage rate of 4.000 exceeds the rolled back rate of 3.7789 by 5.86%.

Comm Kaleel moved that a final millage rate of \$4.000 per \$1,000 of assessed valuation be adopted for the 2003-2004 general operating revenues, and that a millage of \$.2946 per \$1,000 of assessed valuation be adopted for the 2003-2004 bond debt service for the General Obligation Water Improvement Bonds of 1991, seconded by Comm Bingham.

3. Resolution No. 2003-16; Making a tax levy based on 2003 Assessment Roll

Town Clerk Hancsak summarized the resolution.

Comm Pugh moved to adopt Resolution No. 2003-16 making a tax levy based on the 2003 Assessment Roll, seconded by Comm Schulte.

Motion carried - yeas 5.

4. Adopt a Final Budget for fiscal year 2003-2004

Comm Schulte moved that the Ocean Ridge Budget for fiscal year 2003-2004 be finalized at \$3,322,655 for operating expenses and \$152,270 for the General Obligation

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Water Improvement Bonds of 1991 in the Debt Service Fund, seconded by Comm Bingham.

Motion carried - yea 5.

5. Ordinance No. 543; Adopting an annual budget for the year beginning October 1, 2003 and ending September 30, 2004; Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date

Town Clerk Hancsak read the title and summarized the ordinance.

Comm Bingham moved to adopt Ordinance No. 543 appropriating funds for fiscal year 2003-2004 be adopted, seconded by Comm Schulte.

Motion carried - yea 5.

6. Resolution No. 2003-17; Updating funds for the Capital Projects Fund for the fiscal year beginning October 1, 2003 and ending September 30, 2004

Town Clerk Hancsak summarized the resolution.

Comm Kaleel moved to adopt Resolution No. 2003-17 reappropriating funds for the Capital Projects Fund for fiscal year 2003-2004, seconded by Comm Pugh.

Motion carried - yea 5.

Action Items

- A. Discuss Architectural Design of the Pump Station for the Detention Area for the Stormwater Drainage Project

Town Manager Dailey stated that as part of the construction of the detention area for the stormwater drainage project it will be necessary to construct a building to house the five diesel driven pumps and the associated controls. She advised that the conceptual design of the building should be selected in order for it to be included in the construction plans for the stormwater project. Town Manager Dailey described the two facade choices that were submitted by the architect designing the pump station. She stated that both designs have a flat roof with five hatches which are necessary in order to facilitate the removal of the pumps with a crane if necessary. Manager Dailey also mentioned that there will be two electric fans on the roof to provide air circulation for the diesel engines and for the interior of the building. She advised that the building will be approximately 36' wide, 21' deep 14' high, will be constructed of concrete block and is designed to meet hurricane specifications.

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Comm Pugh questioned if there was a difference in cost between the two building designs. Town Manager Dailey advised that the cost difference would be extremely minimal. She also stated that 25,000 to 40,000 was budgeted for the building.

Town Engineer Tropepe explained that the building will be a block wall housing with a flat roof and the ability to pull motors and engines out from the top if needed. She stated that the motors will be set up in rows so they can be easily pulled out of the top by a crane.

Comm Bingham questioned if the building can be made of steel instead of block. Engineer Tropepe stated that they are typically made of steel and she needs aesthetic guidance from the Commission.

Comm Kaleel questioned Town Engineer Tropepe what the practical effect, the annual maintenance and the noise from the diesel engines would be. Town Engineer Tropepe answered that diesel is more reliable and requires less maintenance than electric engines. She also stated that strategically the building would not be located near a house and would be incased in a cinder block building to prevent any noise concerns. Comm Kaleel commented that realistically the building would not be far away from the residents and there would be five diesel engines running.

Comm Kaleel advised that he would like the item tabled and brought back with a difference in noise decibel levels and the impact it will have on the residents. Engineer Tropepe explained that the engines start working one at a time as a storm increases and not all five are running at the same time unless there is a major storm.

Mayor Aaskov asked how strong the building will be and Comm Bingham questioned how big the building will be. Town Engineer Tropepe answered that the building will be constructed to hurricane standards and would be approximately 36 feet wide, 21 feet long and 14 feet high with a flat roof.

Comm Kaleel questioned if the project could go out to bid without the building. Engineer Tropepe stated that the package cannot go out to bid with a pump station without housing and the bid is scheduled to go out by October 1<sup>st</sup>, 2003.

Comm Kaleel stated that the decision is too important to decide without enough knowledge. Engineer Tropepe advised that she could bring in the pump manufacturer to better answer the technical questions.

Comm Schulte suggested bringing the item back at the September 30<sup>th</sup> Special Meeting scheduled with Department of Transportation Meeting.

Comm Kaleel stated that the item can go out to bid and if it is decided that they do not want to do the building an addendum can be done and the bid can be pulled. Comm Kaleel also mentioned that there is obviously more concern with what is going in the building than the actual design of the building.

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Director Hillery mentioned that the proposed electrical pumps on Tropical generate electricity with a generator and questioned if the generator is fueled by diesel or gas. Engineer Tropepe advised that it will probably be fueled by diesel. Director Hillery stated that either way there will still be diesel used in some way. He advised that if the electricity goes out a generator will have to be used.

There was a consensus to bring the item back at the September 30<sup>th</sup> Special Meeting.

### Public Comment

James Bonfiglio, 5616 N Ocean Blvd, stated he has concerns with a diesel generator near his back yard. He mentioned that the noise and fuel smoke will be blowing towards his home. Mr. Bonfiglio also commented that there will be trucks coming in to refuel the generators on a regular basis and mentioned his concerns with large trucks holding up traffic, parking problems and fuel spills.

Comm Schulte stated that if there are electric pumps there will have to be emergency diesel generators that will have fuel storage. Mr. Bonfiglio commented that if they are electric there will not be a need for as much fuel.

Director Hillery commented that the Public Safety and Town Hall building has a 60 cylinder 3 phase diesel generator that powers the entire building and conducts a weekly test. Director Hillery mentioned that he is not aware of any complaints about the building generator.

Ernest Varvarikos, 5582 N. Ocean Blvd, stated that the building for the above ground pump station on Woolbright and A1A will be apparent from any location. Mr. Varvarikos stated that if the electric submerged station is used a building will only be needed for a generator which will not be as large as housing an entire pump station.

### B. Discuss Interviews of Architects for Town hall renovation

Town Manager Dailey stated that staff put out an RFQ to architects for the redesign of Town Hall as directed by the Commission. She mentioned that interested architects attended a pre-submittal meeting at Town Hall where questions about the RFQ were answered and a tour was given of the facility.

Town Manager Dailey advised that seven architects submitted proposals which were reviewed by a staff committee who ranked the firms after weighing criteria and checking references. She stated that the seven firms in order of ranking from highest to lowest were Digby, Bridges & March; Robert Walters Architects; BEA International; Hanson Professional Services; REG Architects; Dow-Howell-Gilmore Associates; and Perez Design.

Town Manager Dailey mentioned that \$55,000 was budgeted in fiscal year 2002-03 and an additional \$20,000 was allocated in the 2003-04 fiscal year budget for architectural services. Town Manager Dailey stated that staff is recommending that the firms of Digby

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Bridges & March, Robert Walters Architects, and BEA International be scheduled for interviews with the Commission.

Comm Schulte mentioned that he would like to see a list of what is needed for services and design with a cash flow before an architect is selected. He also felt scheduling interviews was too advanced.

Mayor Aaskov mentioned that the staff would be able to list the immediate needs for the new building based on what has been needed for the past several years. Town Manager Dailey also mentioned that an analysis was done a few years ago that detailed what would be needed.

Comm Schulte commented that the analysis was done before the fire contract negotiations with the City of Boynton Beach began and the needs for the building should be defined. Comm Kaleel agreed and stated that the project is not in a rush and the previous analysis should be updated.

Town Attorney Spillias suggested that the final action be deferred and staff be directed to review the analysis and cash flow to prevent going through the process again.

Mayor Aaskov felt it was not fair for the staff to work in the building as it sits.

Comm Kaleel moved to defer the action until the November Commission meeting and to direct staff to update the needs analysis and cash flow analysis, seconded by Comm Schulte.

Motion carried - yea 5.

Adjournment

Meeting adjourned at 6:15 PM

Attest By:

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Town Clerk

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Mayor Aaskov

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Commissioner Bingham

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Commissioner Kaleel

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Commissioner Pugh

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Commissioner Schulte