

Special Town Commission Meeting of the Town of Ocean Ridge held on Wednesday, May 17, 2006 at 8:00 AM in the Town Hall Meeting Chambers

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

Commissioner Bingham
Commissioner Allison

Commissioner Pugh
Mayor Kaleel

It was noted that Comm Hogan was absent with notice.

ACTIONS AND REPORTS

1. AUTHORIZE LOCATION OF GENERATOR AND ELECTRIC PANEL FOR THE SOUTH END AND ASSOCIATED COSTS

Town Manager Mathis advised that the staff has tried to negotiate a different site than that what was originally proposed but utilizing the Texaco and Mercantile sites failed.

Town Engineer Tropepe summarized the three options available to the Town regarding both the generator and electric panel, adding that the location for the electric panel was at the end of Tropical for all three options. She stated that the cost to move the electric panel would be much greater because of conduit needed (18" circumference) to accommodate all the wires. She added that the panel is approximately 6'x4' and would be bolted to the ground, similar to the telephone boxes. Option 1 – generator at end of Tropical (the original site) and pursuing intervention of the Hearing between Briny Breezes and FDOT. The pros included no additional construction costs and it was already permitted. The cons included unknown legal costs, ongoing opposition from Briny Breezes, and the outcome of the hearing unknown. Option 2 – generator at the Woolbright site. The pros included no opposition, ease of maintenance, and location on Town property. The cons included + \$255,000 estimated construction costs and pursuing a FDOT permit. Option 3 – generator at Turtle Beach with the pro being the close proximity to Tropical Dr. The cons included a + \$65,000 estimated construction cost, pursuing a FDOT permit, and possible 3rd party objection.

Comm Pugh questioned why the cost was so high for the Woolbright site to which Town Manager Mathis commented that the costs included everything such as the boring under SR A1A, sod replacement, driveway repair, high copper fees and all the extra size wiring.

Town Manager Mathis advised the Commission that this cost was an estimate and not an actual bid. Ms. Tropepe commented that Chaz could provide a cost to do the project with a Change Order.

Comm Pugh questioned how the additional cost would be funded to which he was advised that staff could seek to extend the loan or utilize Fund Balance. He also stated that he felt Option 2 was the only viable option because it would be easier to maintain, the generator would actually be placed on our property, and it would be situated by the other generators. Comm Allison commented that there may be complaints from Woolbright area residents.

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Mayor Kaleel agreed but added that it was a shame that the Turtle Beach could not be used because there is ample room to mask the generator. He added that Option 2 still presented a problem with the location of the panel but added that it could possibly be moved further north and away from Briny Breezes. He also commented that Option 4 and 5 failed because the price tag was too high. Atty Spillias stated that even with Option 2 or 3 negotiations must be completed to keep the panel where proposed or further north as part of the final settlement for the generator. Comm Bingham stated that the Town should seek partial funding from FDOT.

Comm Allison moved to approve Option 2 (locate the electric panel at the end of Tropical Drive and relocate the generator to the Woolbright site), and to pursue FDOT and other sources of funding and any remainder to be funded through a loan extension or Fund Balance if the loan extension is not an option. Comm Pugh seconded the motion.

Motion carried – Yea (4)

Comm Allison moved to authorize the Town Manager and Town Attorney to negotiate in the following order: Option 2, Option 3, and otherwise Option 1. Comm Pugh seconded the motion.

Motion carried – Yea (4)

Atty Spillias stated that he has already spoken with both the FDOT and Briny Breezes attorneys and would try to arrange a meeting. Town Engineer Tropepe commented that it would be better to meet this week if possible because the contractor is almost at substantial completion.

2. AUTHORIZE CLOSE OUT OF FPI, INC. (MECHANICAL EQUIPMENT) CONTRACT

Town Engineer Tropepe advised that the Town is near closing out the contract with FPI, Inc. for the mechanical equipment. She reiterated the chronological events leading up to this point which included: March 04 - Bidding for mechanical equipment only, thereby saving the Town over \$250,000; April 04 - Awarding the contract to FPI, Inc. for \$1,026,722 for major components for the pump station; and December 04 – Project design almost complete and budget was submitted to Commission with anticipated final cost at \$1,115,000 (as per a Dec. 2004 memo). She commented that the costs were slightly less than anticipated and was recommending the final cost of \$1,108,972 (with a 10% retainage remaining in affect per the contract).

Comm Bingham moved to accept a final cost of \$1,108,972 for FPI, Inc., seconded by Comm Pugh.

Motion carried – Yea (4).

Regarding the landscaping for the Woolbright site, Mayor Kaleel questioned if this was budgeted. Ms. Tropepe stated that the design was included but not the actual landscaping

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but there was a \$30,000 contingency. Town Manager Mathis stated that the landscaping was estimated at \$100,000 but he thought it could be less because of the amount of landscaping the Town is receiving for the \$10,000 Keep Palm Beach County Beautiful Grant. He then showed a drawing of the proposed landscaping.

Mayor Kaleel requested that the staff provide the Commission with the total cost of the project through to the end (including landscaping), the approved funding and how much the Town will actually need to complete the project.

There was a brief discussion on whether the landscaping should be installed after the hurricane season. Town Manager Mathis commented that the bid advertisement was in the newspaper this date and after the award of the bid the bids are usually completed 30-40 days after submittal. He added that if the trees are properly braced they may have a better hold than if just sitting at a nursery. Ms. Tropepe added that the Town was advised that the plantings awarded from the grant may be delayed because of the shortfall of inventory as a result of previous storms.

On an unrelated issue, Comm Bingham stated that as the Town appointed member to the Issues Forum she was requesting a consensus regarding the position the Town should take in the County attempting to require municipalities to enforce and adopt their recently adopted ordinance pertaining to an affordable housing requirement. The consensus was to vote accordingly to relay that the Town is opposed to the County exerting control over the municipalities.

Mayor Kaleel observed the plaque given by Keep Palm Beach County Beautiful and the consensus was to announce it at the June 5, 2006 regular meeting.

Adjournment

Meeting adjourned at 8:50 AM

Attest By:

Town Clerk

Mayor Kaleel

Commissioner Bingham

Commissioner Pugh

Commissioner Allison