

REGULAR COMMISSION MEETING HELD DECEMBER 4, 2006

Regular Town Commission Meeting of the Town of Ocean Ridge held on Monday, December 4, 2006, at 6:00 PM in the Town Hall Meeting Chambers.

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

Commissioner Hogan Commissioner Bingham
 Mayor Kaleel

Commissioner Allison and Commissioner Pugh were absent with notice.

Pledge of Allegiance

Additions, Deletions, Modifications and Approval of Agenda

Mayor Kaleel requested to add Under Item #18, the retirement of part-time officer, Garland Smith.

Comm Bingham motioned to approve the Consent Agenda and Agenda as amended. Seconded by Comm Hogan.

Motion Carried - yea 3

CONSENT AGENDA

1. Minutes of the Town Commission Meeting of Nov. 6, 2006
2. Minutes of the Atty/Client Meeting of Nov. 17, 2006
3. Ocean Ridge Resolution No. 2006-16; Designating the Supervisor of Elections as a Member of the Canvassing Board to be in Attendance for the Testing of the Computer Electronic Systems Tabulating Equipment to be Used for the February 13, 2007 election, and to Canvass Returns of Such Election Including the Absentee Ballots and Assigning the Supervisor of Elections to Handle the Absentee Ballots
4. Ocean Ridge Resolution No. 2006-17; Authorizing the Chief of Police to Post and Enforce Twenty (20) Mile Per Hour Speed Limits for all Town Owned Roadways
5. Authorize Mayor and Town Clerk to Execute and Record Delinquent Alarm Monitoring Liens
6. Authorize \$600 from the Contingency Account to Fund Cigarette Butt Bags and Stands at Two Pilot Crossover Locations

ANNOUNCEMENTS AND PROCLAMATIONS

7. The administrative offices will be closed for the official holidays on Monday, Dec. 25, 2006 and Monday, Jan. 1, 2007
8. 2007 Municipal Election
 - a. Date of Election is February 13, 2007
 - b. One Commission Seat for a Three Year Term
 - c. Candidate Filing Dates run Dec. 26, 2006 through 3:00 PM on Jan. 22, 2007

PUBLIC COMMENT

Bill Finley, 3 Beachway North, noted that as a citizen of Ocean Ridge for over 20 years, and also a city planner & community developer for 40 years, he felt very concerned with any proposed new development in Briny Breezes. On December 6th, 2006, the stockholders of Briny Breezes will hear 2 proposals for over \$500 million. As a developer himself, he realized that in order for them to justify this large of a payment, they would need to build 2000 to 2500 units. He stated that he was very concerned with the impact it would have to Ocean Ridge's evacuation routes of our 2-lane roads and bridges. He asked that the Intergovernmental Coordination Agency

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(IPARC) be immediately notified as to the Town's opinion and concern, as they deal with complex amendments. He felt that if the Town waited too long before making their opinion known, it might be too late. Mayor Kaleel stated that Briny Breezes was very aware of our feelings, and he had notified other towns and agencies also. He noted the drastic impact that an additional 5000 people using our roadways on a daily basis would cause on our small 2mile town, and felt it would take a cooperative effort of all concerned. Comm Bingham noted that they would require FDOT approval of the roads, and felt that the sewer system of Boynton Beach would not be able to accommodate it. She also felt that it would be a slow process over the next 10 years. Comm Hogan thanked Bill Finley for his input, and assured him that she would let others know at the meetings our concerns. Bill Finley asked that Briny Breezes be aware of our concerns before their vote in mid-January. He also recommended that we note our concerns to the head of ICAR rather than the local level. He had spoken with Anna Yeskey and was informed that they would be meeting in January.

James Bonfiglio, 5616 N Ocean Blvd, stated that with the heavy rains in October, Ridge Blvd had flooded out, and it had taken awhile for it to drain. He also questioned why the detention area had 2"-8" of water in it on a continual basis, and was concerned with the algae, and the potential breeding of no-seeums and mosquitoes from it. Manager Schenck stated that the algae and cat-tails will be removed within the next few days. Comm Hogan stated that with small children in the area, the water may be a hazard, and didn't realize that there would be constant standing water.

Pat Kropp, 16 Tropical, noted that the pump in front of her house was not running full-time any more, as it had been. The water in the detention area had been coming from the pumps on Tropical from the several leaks and once that problem is solved it should solve the standing water.

REPORTS

9. Town Manager

Manager Schenck noted that they had stopped about 80% of the leaks, and once the water stops draining into the well at Tropical, there won't be any water in the detention pond except for rain showers. They had also sealed 7 catch basins during their repairs. The Boynton Fire Marshall had made a few changes on the portables, delaying the delivery of the portables. They should be delivered within the next 2-3 weeks though.

Comm Bingham noted that in the repaving of the roads, some of the lines were crooked and the edges needed to be repaved. Comm Hogan agreed that the quality of the paving was not what she expected, and asked if the paver would come back to refinish it. Gail Aaskov, 27 Hibiscus Way, mentioned that the corner of Hibiscus & Midlane was the roughest looking area that needed the edges needed to be or finished off cleaner. Mayor Kaleel noted that it was probably fixable. Manager Schenck agreed that some areas could be better, but felt that the overall the job was adequate, but he would speak to them about coming back.

Comm Hogan asked for a final deadline to complete the repair of the leaks, and a total cost to date. Manager Schenck noted that the cost to date was \$12,806, but about \$8000-\$9000 of the cost was for repairs at Tropical Drive. There had been a problem with the piping into Woolbright, not just from Tropical, and the leaks were because of the high grade water table. Comm Bingham noted that before the project, the corner of Woolbright and A1A had always been wet and marshy. Mayor Kaleel stated that he had received several compliments, and said it looked like a park. He also noted that the landscape will grow to screen the generator from view. He also felt that the Town Manager's report was very complete with his explanations and very thorough. A consensus was made that the issue of the detention area and the leaks causing the area to stay wet and marshy need to be resolved as expeditiously as possible.

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10. Town Attorney

Atty Spillias noted that on December 11th, 2006 he would be in Tallahassee regarding the bike lane issue and representing Ocean Ridge and the other 4 municipalities. The bicyclists had chosen an informal hearing rather than a formal one. The FDOT engineer will hear and determine if FDOT complied with all rules and regulations. It is briefer than a formal hearing. If it is ruled against FDOT, all parties can intervene for the appeal if necessary. He will notify the Town of the outcome on Tuesday.

11. Director of Public Safety

Chief Hillery presented the commission with a drawing of the proposed new speed limit signs for Ocean Ridge, and stated that they would be placed at each entrance into the town and the islands. Atty Spillias noted that the speed limit signs for the Town of Palm Beach stated that the town speed limit is 25mph unless otherwise posted.

Comm Bingham thanked the police department for their efforts as the motorcyclists have been very quiet riding through town, and the bicyclists have been stopping at the stop lights also.

12. Town Engineer (SFRN, Inc.) – Drainage Update Engineer Tropepe was absent with notice.

ACTION ITEMS

13. Report and Recommendation Regarding Dredging on Ixora Way

Per the commission's request, Manager Schenck had reviewed the question of dredging the canal and the source of the materials that has filled in the canal. Tidal action and boating wakes were the primary source of the materials. Manager Schenck did not feel it was the responsibility of the Town to maintain, as the majority of the fill is not from the Town's runoff. Comm Hogan noted her concern that the silt from the Woolbright project wasn't handled very well as some of the water runoff was brown. Mayor Kaleel noted that this problem had been an ongoing issue since the 1980's, and is a continual problem of all dead-end canals, as they do not get flushed out. Comm Bingham stated that the Town should not dredge any of the canals, as they are on private property, and is a responsibility of the residents. It is not budgeted, and if one is dredged, then it would be set a precedent for others to be dredged. Mayor Kaleel agreed that it was not the Town's responsibility to dredge a private canal.

14. Authorize Negotiations with Bank of America for Financing New Town Hall

Manager Schenck stated that Wachovia had sent us commitment letter for \$2 million maximum for the new Town Hall. Bank of America had sent us a letter of commitment for \$4 million for the new Town Hall and at a lower rate than Wachovia. Manager Schenck recommended that we finance the Town Hall through Bank off America, and proposed a meeting with them to negotiate. By January we should know how much is needed. A consensus was made to finance the new Town Hall with Bank of America.

15. Authorize an Amount Not to Exceed \$48,000 from the Town Hall Renovation Account for the Paving of the Temporary Parking Lot and Access Road By: Ken Schenck, Town Manager
Manager Schenck stated that they had sought bids from several contractors to construct a temporary parking lot and provide public access to the buildings. It was considered too small a job by some contractors to even consider, and other contractors could not even start the work until after the holidays. Chief Hillery asked if lines on the parking lot would be included. Manager Schenck stated that they were and this parking lot was always considered to be part of the project, and that the town would also be saving \$10,000 by not installing the temporary road. Mayor Kaleel noted that they could just install rock but for liability purposes laying flat asphalt would be more responsible.

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Comm Bingham motioned to approve funding not to exceed \$50,000 from the Town Hall Renovation Account for the Paving of the Temporary Parking Lot and Access Road. Seconded by Comm Hogan.

Motion Carried - yea 3

RESOLUTIONS

16. Ocean Ridge Resolution No. 2006-18; Authorizing Execution of an Easement Agreement with Turtle Beach for a Ninety Nine (99) Year Period at a Cost of \$40,000 Funded from the Capital Projects Fund

Manager Schenck noted that Turtle Beach had agreed to the easement agreement for 99 years for a lump sum cost of \$40,000. Atty Spillias assured that the verbiage for the easement agreement was agreeable to both parties.

Comm Bingham motioned to approve Ocean Ridge Resolution NO. 2006-18; authorizing execution of an easement agreement with Turtle Beach for a ninety nine (99) year period at a cost of \$40,000 funded from the Capital Projects Fund. Seconded by Comm Hogan

Motion Carried - yea 3

17. Ocean Ridge Resolution No. 2006-19; Authorize Execution of Joint Participation Agreement (JPA) with FDOT to Receive \$150,000 as Reimbursement for the Relocation of the Control Panel

Comm Bingham motioned to approve Ocean Ridge Resolution No. 2006-19; authorize execution of joint participation (JPA) with FDOT to receive \$150,000 as reimbursement for the relocation of the control panel. Seconded by Comm Hogan

Motion Carried - yea 3

TOWN COMMISSION COMMENTS

18a. Discuss Holiday Bonus for Employees By: Mayor Kaleel

Mayor Kaleel noted that it had been tradition to give the employees \$500 as a holiday bonus in gratitude for their dedication and service throughout the year. Clerk Hancsak noted that about \$9,400 was received in gifts and donations of the residents last year to offset the payment of the bonuses.

Comm Bingham motioned to approve the payment of a \$500 Holiday Bonus for the employees to be paid from the contingency account. Seconded by Comm Hogan.

Comm Hogan asked if other municipalities distribute Holiday Bonuses. Comm Bingham confirmed that the Towns of Lantana, Manalapan and Gulf Stream pays holiday bonuses, and so do several other towns.

Motion Carried - yea 3

18b. Discuss Retirement of Garland Smith, Part-Time Police Officer

Mayor Kaleel noted that Garland Smith ("Smitty") retired after 28+ years of service and dedication to Ocean Ridge. The Town has in the past given a gift of \$100/per year of service. Since Smitty was a part-time officer, they should consider half of that.

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Comm Bingham motioned to approve the payment of \$1400 from the Contingency Account to Garland Smith in thanks to the dedication and service he had provided to Ocean Ridge for a job well done. Comm Hogan seconded.

Motion Carried - yea 3

Meeting Adjourned at 6:50 p.m.

Meeting reconvened at 6:55pm, per the request of Mayor Kaleel.

Mayor Kaleel asked if the next commission meeting could be held on January 15th, 2007. Clerk Hancsak reminded him that January 15th, was Martin Luther King Day.

Comm Bingham motioned that the January Town Commission Meeting be held on January 8th, 2007 at 5pm. Comm Hogan seconded.

Motion Carried - yea 3

Meeting Adjourned at 6:57pm.

Attest By:

Town Clerk

Mayor Kaleel

Commissioner Allison

Commissioner Bingham

Commissioner Hogan

Commissioner Pugh