

REGULAR TOWN COMMISSION MEETING HELD OCTOBER 5, 2015

Regular Town Commission Meeting of the Town of Ocean Ridge held on Monday, October 5, 2015, at 6:00PM in the Town Hall Meeting Chambers.

The meeting was called to order by Mayor Pugh. The roll call was answered by the following:

Commissioner Aaskov Commissioner Bonfiglio
Commissioner Allison Commissioner Lucibella
Mayor Pugh

Pledge of Allegiance

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Clerk Hancsak stated that there were minor changes to the minutes. Atty. Spillias requested to add Item 5a. Information regarding his vacation, however no vote would be required. Clerk Hancsak also disclosed that there was a needed correction to the Notice of Tax Increase advertisement, and a new hearing would be required. There was a consensus to have a final budget hearing on October 19th, 2015 at 5:01pm.

CONSENT AGENDA

1. Minutes of Tentative Budget Adoption/Regular Town Commission Meeting of Sept. 10, 2015
2. Minutes of Special Town Commission Meeting (Interviews) of Sept. 8, 2015
3. Minutes of Special Town Commission Meeting (Interviews) of Sept. 17, 2015
4. Minutes of the Final Budget Adoption/Special Town Commission Meeting of Sept. 17, 2015
5. Authorize the Mayor and Town Clerk to Execute and Record Delinquent Garbage/Trash and Alarm Monitoring Liens for FY 2014/15

Atty. Spillias reported that he had just returned from traveling to Europe. While in Greece he acquired a talisman, known to combat the "Evil Eye". It is known to have been from ancient Greek/Roman times, and he presented it to the Mayor Pugh and the Commission. Mayor Pugh thanked him.

Comm. Aaskov motioned to approve the Agenda and Consent Agenda as amended. Seconded by Comm. Allison.

Motion Carried – yea (5)

ANNOUNCEMENTS AND PROCLAMATIONS

6. The Administrative Offices will be closed on Monday, October 12, 2015 for the Official Holiday
7. Proclamation Declaring October as "Domestic Violence Awareness Month"

PUBLIC COMMENT

Richard Steere, 40 Oceanview Dr, questioned the reasoning to change Old Ocean Blvd, and was concerned for emergency services, and the lack of a traffic light on the southern end of Town on A1A.

James Weege, 19 Sabal Island Dr, reported that the koi pond was finally repaired and new fish had been installed. He thanked Comm. Lucibella, Comm. Bonfiglio, Gerry Goray along with others who had donated funds. He had to hire a specialist from Pompano Beach to repair it properly. The cost was \$3000, and had greatly depleted the koi pond fund. The old filter system was temporarily repaired, but would need to be replaced the next time. Any additional donations would be greatly appreciated. Comm. Allison stated that she would mention it at the next Garden Club meeting.

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Jerry Magruder, 9 Ridge Blvd, stated that she had just completed a remodel project at her home. She thanked the ladies in Town Hall for their assistance, and making the experience an easy, simple process for her building permit and inspections.

Gerry Goray, 130 Island Dr. So., thanked the Commission, Staff, and Chief Hutchins for the good spirit/morale with the officers. He mentioned that both he and Mark Marsh had compared our code to the Town of Palm Beach, Gulfstream and Manalapan and suggested that the Commission revisit the topic. There was no consensus. At the August Planning & Zoning meeting it was discussed that there was a need to tighten the standards regarding enforcement.

Betty Bingham, 1 Ocean Ave, asked the staff and Commission to address 3 problems: 1) She had noticed that residents were putting out their clippings any day of the week instead of just Sunday night thru Tuesday pickups. 2) Per Palm Beach County's Report they are pumping less sand than promised. She felt it was because they had moved the station. 3) Ocean Ave Drainage. FDOT should install a proper flap valve to prevent water from the retainage areas flowing into the street. Her son is an engineer and has an idea that he would like to run by Engenuity, our Town Engineer, to fix the problem.

PUBLIC HEARINGS

7.a An application submitted by, Everlast Realty LLC, a Massachusetts Limited Liability Co., and John Luring, Mark Luring, James Luring, and Mayanne Seibold, as Successors Co-Trustees of the Sunshine Estate Trust, 23 Brigham Rd., Worcester MA 01609 and 94 Island Drive So., Ocean Ridge FL 33435, requesting a Public Hearing regarding the provisions of the Land Development Code at Chapter 64; Zoning, Article 5; Subdivisions; Sections 64-100 through 64-105 pertaining to replatting requirements. The applicants are requesting to replat 3 single family lots into 3 new reconfigured single family lots. All 3 lots will meet the zoning requirements for the RSF – Residential Single Family District. The 3 properties are comprised of (a) Lot 92 and a portion of Lot 93 and (b) the remaining portion of Lot 93 and Lot 94 in the McCormick Mile Add No 1 Subdivision or 92-94 Island Drive South (exact legal description located at Town Hall). The request will also require a Release of Unity of Title and Release of a Recorded Easement/s. (Postponed to the Oct. 5, 2015 Regular Meeting)

Atty. Spillias stated that this item was requested to be postponed again, and continued until the November 2nd, 2015 meeting, while they are addressing several staff concerns.

Comm. Bonfiglio motioned to continue this item to the November 2nd, 2015 meeting. Seconded by Comm. Aaskov.

Motion Carried – yea (5).

REPORTS

8. Town Manager

Manager Schenck reported the following: 1) Spanish River Drive – water is ponding, staff is analyzing the best way to solve the concentration problems in the driveway. 2) FEMA Flood Maps – We have received a letter from FEMA stating that we have retained our flood insurance rating of 7. As they have changed the rules we were concerned that we would drop back to an 8 with a 5% difference in premium from one rating to the next. He thanked Lisa Burns who worked hard to keep the rating. FEMA is still reviewing our requests for flood zone changes. 3) FDOT Bridge Inspection – The approved bridge repairs are complete, and the change order will be addressed later in the meeting. 4.) Wastewater Proposal – The condo boards have dispersed for the summer, and when they return in the fall we will contact them. 5) Villas of Ocean Ridge – They have had to change their drainage project to make it functional, and are completing the final design. When complete we'll get the necessary permits from FDOT and SFWMD and bid the project. 6) Alley Between Ocean and Hudson – The improvements to the alley to prevent

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drainage on some adjoining property has been completed. 7) Barrier Island Fire District – Gulf Stream has advertised for proposals to complete a study and develop a cost for a barrier island fire district that would run from Highland Beach to South Palm Beach. The purpose is to know what a system like this would cost so we know where we stand in comparison to contracting out these services. When we get the proposals we'll know what our share will be. Proposals are due by October 30th.

9. Town Attorney
Atty. Spillias had nothing to report.

10. Police Chief

Chief Hutchins advised that his report was distributed. He introduced Ms. Odalys Del Rio as a new dispatcher and Mr. Jeffrey VanCamp as a new Police Officer. Mayor Pugh and the Commission welcomed them to Ocean Ridge. Chief Hutchins stated that Palm Beach County had installed a fence down at the Boynton Inlet to prevent people from walking over and damaging the dune. The Town Manager and himself had met with them regarding additional ranger services for the safety of the citizens at the Inlet Park.

Chief Hutchins announced that there was an invitation for "Next Door". "Next Door" is a way for citizens to have private conversations without the information trail of an email. It will help them to keep in touch with the community and Ocean Ridge without being intrusive like Face Book or Twitter. He encouraged residents to join. It was discussed if the Sunshine Law would prevent Commissioners from exchanging comments using the Next Door system. Atty. Spillias stated that he would research it to get a clear understanding of how it works.

Chief Hutchins also announced that October 7, 2015, he was initiating "Coffee with the Chief", and he invited the residents to participate.

11. Town Engineer

Engineer Tropepe was absent with notice.

ACTION ITEMS

12. Approval of Procurement Policy and Procedures By: Karen Hancsak, Town Clerk

Clerk Hancsak stated that a procurement policy and procedures had been requested with the last Federal Grant. We do have a procedure that we follow, but it is not a written policy. This may change after a new Town Manager is hired and the current Town Clerk leaves, but it is necessary for at least the next few months until that happens.

Comm. Lucibella motioned to approve the Procurement Policy and Procedures. Seconded by Comm. Allison.

Motion Carried – yea (5).

13. Approve Change Order #1 & #2 for the Additional Repair Costs for the Inlet Cay (\$8,723) and Sabal Island (\$5,445) Bridges in a Total Amount of \$14,168 to be Funded from the Capital Projects Fund

Comm. Allison motioned to approve Change Order #1 & 2 for the Additional Repair Costs for the Inlet Cay (\$8732) and Sabal Island (\$5445) Bridges in a Total Amount of \$14,168 to be Funded from the Capital Projects Fund. Seconded by Comm. Aaskov.

Motion Carried – yea (5).

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14. Discuss Concept of Converting Old Ocean Blvd. to a One Way Street, Closing Entrances to Old Ocean Blvd. on Several Streets, Blocking off Midlane Rd from Woolbright Rd., and Changing the Name of Old Ocean Blvd. to Ocean Ridge Blvd.

Mayor Pugh announced that this was an open discussion at this time. His proposed ideas were a culmination of over 20 years. There is a change coming from Boynton Beach that will greatly affect Ocean Ridge and he felt it was important to discuss and make plans for the next 5-10 years. He welcomed the residents' comments.

The following residents were not in favor of the proposed changes to make Old Ocean Blvd a one way street, while closing other streets: Bob Weisblut, 23 Sailfish Ln; Bryan Okeefe, 49 Oceanview; Carol Vasler, 5906 Old Ocean Blvd; Martha Joa, 35 Hersey Dr; Kate Newton, 5500 Old Ocean Blvd; Judi Andrews, 21 Oceanview Dr; Pat Kropp, 16 Tropical Drive; Julia Steere, 4 Oceanview Dr. They were concerned with emergency response time and garbage service if streets were blocked off. New dead end signs would also just result in new problems of vehicles turning around in private driveways. It could become problematic also if pedestrians, dog walkers, and bicyclists were made to use just one side of the street. They asked if the speed limit could be lowered from 15mph to 10mph to slow traffic and to enforce the 3 way stops. They felt that the additional traffic flow to Tropical and Oceanview would be challenging as both streets are narrow and already congested with street parking. They also mentioned their concerns of exiting A1A without a traffic signal (other than the one in Briny Breezes).

Kathlyn Hohill, 5500 Old Ocean Blvd, polled 20 residents in Ocean Manor, and they were not in favor of the proposed changes. This would cause people to travel farther to get to/from their homes. They were also not in favor of changing Old Ocean Blvd to Ocean Ridge Blvd. She asked if the Town would reimburse the residents for the cost of changing their personal records to the new street address.

Mayor Pugh reported that other municipalities have changed street names to George Bush Blvd and Martin Luther King Blvd. You can change the name of the road without changing the address of the properties.

Gerry Magruder, 9 Ridge Blvd, requested that the Town organize a Crime Watch, as there has been multiple burglaries in her neighborhood. She also felt this would be a great opportunity to install cameras and she asked if the officers could check between homes when cruising down the streets. She would like a 2 month trial of installing a retractable gate at Midlane Rd and Woolbright Blvd to allow fire access.

Meg Williams, 11 Ridge Blvd agreed with Ms. Magruder as she felt open and susceptible to crime because of easy access to their neighborhood. She asked the Commission to make the closing of Midlane a separate issue from Old Ocean Blvd and Beachway Dr. She frequently saw the police patrolling her neighborhood and thanked them for their service.

Gary Kosinski, 6000 Old Ocean Blvd, stated that while he loved Old Ocean Blvd, the pedestrian traffic is hard with cars. He thanked the Commission for addressing the problem now. Instead of pushing the traffic pattern to only 1-2 streets, he asked to possibly consider one way exists off of Old Ocean Blvd.

The Commission discussed to make the closure of Midlane Rd. a separate issue. They suggested polling the neighborhood of those that would be affected, and a possible trial period.

Atty. Spillias stated that the City of Atlantis has a gatehouse that gives the impression of a private road. The Town could create a method of slowing down or an impression of surveillance.

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Mayor Pugh suggested installing speed bumps to slow traffic down on Oceanview Drive, and to make it safer for the residents. He also suggested sending out a letter stating that a temporary barrier would be installed to close Midlane Rd. It would cost a few thousand to make the citizens feel safer. He was concerned that the added population from the new developments in Boynton would cost the Ocean Residents with increased crossover and road repairs. He was searching for a way to govern those that use our beaches.

Comm. Bonfiglio commented that the median in the middle of Ridge Blvd. will create difficulties for large delivery trucks to turn around if there is only one ingress/egress. He also mentioned an area in Lake Clarke Shores that has a hoop gate that automatic opens after 20 seconds. He was advised that there was no stacking area available off of Midlane Rd. from Woolbright Rd.

Chief Hutchins appreciated the comments regarding the larger trucks but pointed out that fire/emergency and garbage trucks regularly access narrow and not through streets without any complaints.

Comm Lucibella stated that the common theme was to maintain the small town atmosphere and questioned whether too much traffic would be created for Oceanview and also Ridge Blvd. but also felt the traffic generated from the west should be controlled if possible, citing it will only get worse with more development. He stated that security concerns have been raised for the Midlane/Ridge area and he felt the proposed temporary closure was a good attempt to alleviate some of the concerns.

Comm Lucibella moved to direct staff to obtain specific pricing for the November meeting to temporarily close off Midlane Rd. from Woolbright Rd. and that notice be provided to all residents via email and the newsletter. Comm Allison seconded the motion.

Motion carried – yea (Pugh, Aaskov, Allison, Lucibella)
nay (Bonfiglio)

There was a consensus to schedule a Workshop Meeting, possibly in December, regarding the traffic concerns for Old Ocean Blvd.

15. Approval of Town Manager Contract with James Titcomb By: Kenneth Spillias, Town Attorney

Atty Spillias reviewed the contract that both he and Mr. Titcomb had been working on which resulted in several minor changes. The final contract will be revised.

There was also discussion that Ken Schenck will work through Oct. 31, 2015 and be hired as a consultant on an as needed basis for the month of November.

Comm Allison moved that the amended contract with Mr. Titcomb be approved as presented by the Town Attorney and that Ken Schenck be approved as an independent consultant through November based on one month of his current salary, seconded by Comm Lucibella.

Motion carried – yea (5).

RESOLUTIONS.

16. Resolution No. 2015-11; Authorizing the Mayor to Execute the Joint Powers Agreement Between the National Joint Powers Alliance (NJPA) and the Town for the Purpose of Accessing Available Contracts for Goods and Services from the NJPA Awarded Vendors

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Town Clerk Hancsak explained that it was discovered after the proposals were received that Shaw Industries lower proposal was the result of them being a participating member in the NJPA. In order to obtain their quoted pricing the Town would need to enter into an Agreement. Staff investigated the association and learned that there are no obligation, several other municipalities participate and there may be additional items that can be purchased in the future.

Comm. Bonfiglio motioned to approve the adoption of Resolution No. 2015-11. Seconded by Comm. Lucibella.

Motion Carried – yea (5).

Meeting Adjourned at 8:15pm.

Attest By:

Town Clerk

Mayor Pugh

Commissioner Aaskov

Commissioner Allison

Commissioner Bonfiglio

Commissioner Lucibella