

**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
WORKSHOP MINUTES
Jarvis Hall
4505 Ocean Drive
Tuesday, March 23, 2021
5:00 PM**

1. CALL TO ORDER

Mayor Chris Vincent called the meeting to order at 5:00 p.m. Also present were Vice Mayor Alfred “Buz” Oldaker, Commissioner Edmund Malkoon, Commissioner Elliot Sokolow, Commissioner Randy Strauss, Interim Town Manager Linda Connors, Assistant to the Town Manager Neysa Herrera, Town Attorney Susan Trevarthen, Director of Finance and Budget Lucila Lang, Director of Public Works Ken Rubach, Acting Development Services Director Jhanelle Campbell, and Public Information Officer/IT Administrator Steve d’Oliveira, Town Clerk Tedra Allen.

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION ITEM

At this time Mayor Vincent opened public comment.

Town Clerk Tedra Allen read the following public comments:

- Barbara Cole, resident, recommended that the Commission consider upgrades rather than redesigns to Town features, including Town Hall, the beach portals, Downtown, neighborhoods, and El Mar Drive, in the fiscal year (FY) 2022-2026 Community Investment Plan (CIP)
- Stuart Dodd, resident, addressed a proposal in the CIP that would spend \$1.2 million on Codrington Drive, noting that the majority of drainage issues there are related to a parking lot and recommending a swale restoration program for that roadway

a. FY22 5-Year Proposed CIP (Linda Connors, Interim Town Manager, Ken Rubach, Director of Public Works, and Lucila Lang, Director of Finance & Budget)

Interim Town Manager Linda Connors explained that Staff will present its proposed five-year CIP, which will be included within the FY 2022 budget. They are beginning the budgeting process early in order to ensure that the CIP reflects the Commission's wants

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and desires. The CIP is not tied to a specific Strategic Plan: instead, Staff considered items related to completed studies, as well as other issues that have arisen for the Town.

Figures for FY 2021 are included in the document, as are estimated costs for projects in subsequent years. As these projects get closer, it will be possible to replace these estimates with hard numbers. A CIP is required for all municipal budgets in Florida.

FY 2021 will be reviewed due to its close ties to the expenses proposed for FY 2022. Staff has tried to continue with design and construction for a number of these projects into the next year. The proposal for FY 2022 includes projected costs for the following:

- Roof replacement for the Public Works and Development Services buildings
- Replace carpet in Town Hall and Development Services buildings
- Restore the Town Hall terrazzo
- Palm Club sewer project, including anticipated funding of \$1 million from the state as well as funds from Broward County and Pompano Beach
- Public review and construction of proposed design improvements for Codrington Drive
- Construction of a Bougainvillea Drive project including improvements to Poinciana Street
- First phase of canal dredging
- Pedestrian and Americans with Disabilities Act (ADA) –related improvements
- Design to restore portals
- Replacement of finance software
- Continue stormwater rate study
- Continue roadway paving and refurbishment

Interim Town Manager Connors advised that regarding “Complete Streets” improvements, Staff will reach out to residents on the affected streets to ensure there is significant public involvement in the projects. She emphasized the importance of addressing issues raised during public involvement: for example, if residents express a desire for traffic calming measures, these issues should be addressed at the same time other improvements are being made to avoid digging up a roadway more than once. Community involvement will help Staff understand all the issues involved in each area. Broward County transportation surtax funds may be available for certain projects as well.

Commissioner Malkoon advocated for fiscal conservatism wherever possible, including projects such as swale restoration rather than heavier and more costly projects where applicable. He requested clarification of the \$2 million cost of redesigning the Town’s portals over two consecutive years. Interim Town Manager Connors explained that there

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have been no formal estimates of the costs of this project: Staff wished to err on the side of caution rather than budgeting too little and coming up short. As the time for these projects draws closer, there will be a clearer understanding of the costs involved.

Mayor Vincent asked if the Commission felt any of the items cited thus far for FY 2022 should be moved to a subsequent year. He noted that there were some projects, such as Town Hall roof and floor replacement, on which the Commission was likely to be in consensus to retain in the 2022 CIP. He briefly reviewed the remaining projects for this year, requesting additional information regarding canal dredging and pedestrian/ADA improvements.

Interim Town Manager Connors recalled that the Town recently saw a presentation by the Corradino Group on the pedestrian study prepared for the Town, which recommended several improvements. The proposed 2022 CIP includes \$75,000 to review the study and consider how to implement several the recommendations made, including repair of crosswalks and sidewalk breaks. Mayor Vincent added that a resident had also recommended that access be provided to the beach via an ADA-compliant ramp.

Commissioner Malkoon did not feel the portals were in need of redesign and recommended that the Commission see the current condition of this structure before proceeding. While one portal required demolition and reconstruction, he was not certain this would be the case for the other two structures.

Commissioner Sokolow asked if use of the term "Complete Streets" made projects more eligible for surtax funding. Interim Town Manager Connors confirmed this, advising that Complete Streets can refer to changes as minimal as addition of swales and landscaping or traffic calming.

Mayor Vincent addressed the suggestions for Codrington Drive provided during public comment, asking if the runoff issues cited have been investigated by Town Staff. Public Works Director Ken Rubach replied that when he and Assistant to the Town Manager Neysa Herrera met with several residents on Codrington Drive to inspect the street, the specific issue cited during public comment was not raised; however, most of the residents who participated in this meeting lived toward the middle or western end of the block, where the greatest concern was for water intruding onto their properties and over seawalls. The issue at the north end of the street, which was raised by Mr. Dodd during public comment, was not brought up by residents at that time. Public input will continue to be incorporated into all of the information necessary for this design.

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Interim Town Manager Connors moved on to the FY 2023 CIP, which continues many of the projects proposed in FY 2022. These include:

- Completion of roof replacement on offsite buildings
- Completion of phase 2 of the Bougainvillea Drive/Poinciana Street project
- Design phase of another project identified in the stormwater study
- Completion of canal dredging
- Pedestrian/ADA improvements
- Beach portal construction, if applicable
- Friedt Park playground improvements, including ADA compatibility
- El Prado Park refurbishment, including grass replacement with artificial turf
- Continued funding for roadway paving and refurbishment

Vice Mayor Oldaker asked if the Friedt Park playground would require both design and construction phases. Public Works Director Rubach replied that the Town has sought estimates to replace surfacing and equipment and implement shade structures. He concluded that Staff is comfortable with the \$400,000 estimate for these improvements. Interim Town Manager Connors recalled that the Friedt Park playground equipment was last upgraded in 2014, but the area has never been brought up to ADA standards. Some preliminary design work is already complete.

Mayor Vincent noted that there is no mention in FY 2022 or 2023 of improvements to El Mar Drive. Interim Town Manager Connors stated that at the end of Staff's report, a number of specific items are listed that require input from the Commission. Mayor Vincent asserted that his intent was not to proceed with the greenway or other major projects associated with this roadway and focus only on sidewalk improvements, lighting, and landscaping through at least 2023.

Interim Town Manager Connors noted that Staff has moved forward with plans to address trip hazards and broken sidewalk repair once spring break has concluded. The cost of repaving the street alone would cost approximately \$500,000. She requested a consensus vote from the Commission on direction for this roadway, as the previous vote called for revisiting work on El Mar Drive in October 2021.

Mayor Vincent commented that the goal was to maintain El Mar Drive by getting rid of hazards. He was not in favor of repaving the roadway at a cost of \$500,000 as a priority, focusing instead on maintenance such as landscaping, sidewalk repairs, or lighting. Commissioner Sokolow observed that while a comment had been made at the previous meeting declaring the El Mar Drive project to be "dead," the Commission had not taken a vote on this issue: they had instead voted to defer decisions until October.

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Commissioner Strauss stated that his concern for El Mar Drive was for sidewalk repairs and asked if repair or replacement would require design. He wished to ensure that all the Town's sidewalks are safe. He emphasized the importance of addressing lighting at the same time as the sidewalks. He also felt the greenway project was "a dead issue" and wished to proceed with addressing sidewalk, lighting, and possibly drainage upgrades, with the priority going to sidewalks.

Vice Mayor Oldaker asked if a surplus is anticipated in this budget that could be applied to El Mar Drive improvements. Public Works Director Rubach replied that funds have already been spent to grind down trip hazards; there are also some areas in which damage was too excessive for grinding to be sufficient and would need to be replaced. No design firm would be needed for simple improvements, although this would be necessary for more involved repairs.

Vice Mayor Oldaker asked if there is a list of the most important issues in need of address on El Mar Drive. Public Works Director Rubach replied that Staff is in the process of making the sidewalk improvements on which there had been consensus, although other items, such as drainage, paving, sidewalk width, or landscaping, would require Commission direction.

Commissioner Malkoon concluded that his recommendation would be to make repairs and maintain the existing sidewalks/roadway otherwise. If the Commission wishes to proceed with lighting design, it will need to be included in the budget. Mayor Vincent proposed including the refurbishment of Downtown Commercial Boulevard beginning in FY 2022 and 2023 rather than in later years. Commissioner Malkoon was not in favor of spending approximately \$3 million on Downtown improvements over the next three years.

Interim Town Manager Connors requested clarification of what the Commission felt should be budgeted for El Mar Drive in FY 2023, emphasizing that maintenance of sidewalks and the address of trip hazards are already planned once spring break is over. The question is aimed at efforts beyond these repairs, such as lighting. She requested consensus from the Commission regarding the need to address drainage.

Commissioner Sokolow observed that the drainage issue is subjective, as it is more of a problem in some locations on El Mar Drive than on others. Mayor Vincent suggested that a determination on what should be done may require another report from Staff, including steps that can be taken to improve drainage. He did not feel a \$2 million or larger budget was appropriate.

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Interim Town Manager Connors suggested that El Mar Drive improvements be added to FY 2023, with Staff to look into the estimated costs of improvements that would bring sidewalks up to ADA standards. Staff could then come back with a list of other potential improvements on which the Commission could provide direction. There was consensus from the Commission to consider these improvements for FY 2022 rather than 2023.

Commissioner Malkoon recommended that lighting be included in this proposed estimate as well. He also asked if the Commission might want to look at what other neighborhood lighting may entail while lighting for El Mar Drive is being explored. Mayor Vincent recalled that this had been discussed by previous Commissions and there were issues with reaching neighborhood consensus.

Interim Town Manager Connors confirmed that lighting for El Mar Drive would be added to FY 2022. Staff will come back at a later date to further discuss this line item, as well as to present other options the Commission may want to consider for that roadway.

Vice Mayor Oldaker asked if it would be possible for the Town to partner with Florida Power and Light (FPL) to determine what services the utility may offer for neighborhood lighting. Mayor Vincent recalled a suggestion made by the Broward Sheriff's Office (BSO) encouraging residents to keep their porch lights on at night for safety reasons, which would significantly improve lighting on residential streets. Interim Town Manager Connors advised that she would ask Public Information Officer Steve d'Oliveira to include an article in an upcoming edition of *Town Topics* encouraging residents to leave porch lights on at night as a safety issue as well as a crime deterrent.

Commissioner Strauss addressed funding for natural gas, recommending that this be considered for inclusion in FY 2023. Interim Town Manager Connors replied that Assistant to the Town Manager Herrera has been working with natural gas provider Tico to secure an estimate, but the company has not yet provided the requested information. A meeting is being scheduled to determine if the Town and the utility can arrive at an estimated infrastructure cost.

Mayor Vincent noted that FY 2024, 2025, and projected 2026 appear to be mostly redundant, with beach portal removal and Complete Streets construction phases to be determined. Interim Town Manager Connors explained that a design project in FY 2023 has its construction phase scheduled in FY 2024. Similar patterns exist for design phases in FY 2025 and construction in FY 2026. Staff has included \$75,000 each year for

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pedestrian and ADA improvements. The costs associated with beach portal construction and Downtown refurbishment are only estimates.

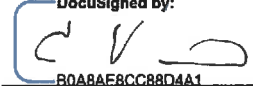
Public Works Director Rubach advised that Staff is trying to focus on specific projects and has included figures that were unlikely to be exceeded when providing estimates for projects in the later years of the CIP. Interim Town Manager Connors added that Staff expects to be able to provide more accurate estimates as the time for later projects draws closer. The "placeholder" amounts listed in later years can be lessened if that is the Commission's desire.

Interim Town Manager Connors concluded that the Downtown Commercial Boulevard estimates would be reduced to \$500,000 for each year. She reiterated that Staff would bring back a list of potential items for El Mar Drive, as well as the list of ad hoc projects at the end of the document, at a later date.

It was determined that there would be further discussion of these items at the April 13, 2021 meeting.

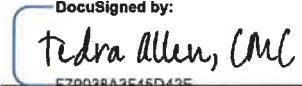
4. ADJOURNMENT

With no other business to come before the Commission at this time, the workshop was adjourned at 6:18 p.m.

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Mayor Chris Vincent

ATTEST:

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Town Clerk Tedra Allen

4/15/2021

Date