



City Hall Commission Chambers  
3650 NE 12 Avenue  
Oakland Park, Florida 33334

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DRAFT MINUTES  
CITY COMMISSION MEETING  
MAY 15, 2019, 6:30 P.M.

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The regular meeting of the City Commission of the City of Oakland Park, Florida was called to order at 6:30 p.m. by Mayor Guevrekian.

**NOTE: A CRA Meeting was held prior to Public Comments.**

**ROLL CALL**

Present:

Mayor Sara Guevrekian  
Commissioner Jane Bolin  
Commissioner Michael Carn  
Commissioner Tim Lonergan

Also Present:

City Manager David Hebert  
City Attorney D J Doody  
City Clerk Renee Shrout

Absent:

Vice Mayor Sparks

**PLEDGE TO THE FLAG**

A moment of silence was followed by the Pledge to the Flag.

**PROCLAMATIONS**

**Memorial Day - May 27, 2019**

Commissioner Carn moved to publish the proclamation. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

Eugene Andresen, 1<sup>st</sup> Vice Commander and Celeste Ellich, 2<sup>nd</sup> Vice Commander of American Legion Post 222, accepted the proclamation.

**National Kids to Parks Day: May 18, 2019**

Commissioner Carn moved to publish the proclamation. Commissioner Lonergan seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

Eric Waters, Recreation Manager, accepted the proclamation.

**National Public Works Week: May 19 - 25, 2019**

Commissioner Carn moved to publish the proclamation. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

Casey Graham, Assistant Public Works Director and staff members accepted the proclamation.

**National Emergency Medical Services Week: May 19 - 25, 2019**

Commissioner Carn moved to publish the proclamation. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

Fire Chief Stephen Krivjanik and Dr. Cunah, Medical Director, accepted the proclamation.

**ADDITIONS / CHANGES / DELETIONS**

- Commissioner Carn pulled Item 9 from the Consent Agenda for discussion under Resolutions and Miscellaneous

Commissioner Lonergan moved to approve Additions / Changes / Deletions. Commissioner Carn seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

## PRESENTATIONS

### **\* POP Star Awards - Residential and Commercial**

Lyzabeth Fiore, City Horticulturist and liaison to the Beautification Advisory Board and Ralph Caraglia, Beautification Advisory Board member, provided the presentation and presented the POP awards to the Guberman residence; Bluegreen Cafe Yard and G-21 Fitness Center.

### **\* Student of the Quarter/Character Counts Awards**

Christopher Casale, Acting Director of Parks and Leisure Services, presented the awards.

### **\* Presentation by the Treasure Coast Regional Planning Council (TCRPC) on the Station Area Master Planning for the Potential Future Coastal Link Station in Oakland Park.**

Jennifer Frasti, ECD Director introduced Mr. Dana Little, Urban Design Director of the Treasure Coast Regional Planning Council, who provided the presentation.

Mr. Little stated this is a multi-agency process, we have a grant from the Federal Transit Administration and working with our partners at the South Florida Regional Planning Council as well as SFRTA Tri-rail, as well as the City and Staff. The project objective is to develop a station area concept plan for future Tri-Rail Coastal link service that is consistent with the City's Vision for Future Growth and Development. Considering the City's vision and reviewing other conditions, the recommended platform or station location would be immediately east of Jaco Pastorius Park. Mr. Little presented conceptual designs for the platform and reviewed Public Market Assessment suggesting the market should be in the range of 20,000 SF to 25,000 SF.

There were seven different cities that were involved in the grant application. Tri-Rail will be submitting the plans to the Federal Transit Administration (FTA) for consideration of funding as a system. Mr. Little explained the difference between a platform and a station. He stated the station area included future redevelopment and improvements that occurred around platforms. He noted the city was creating a transit oriented environment. He further explained different cities involve the public in the planning process differently. He stated the RTA would like a resolution from every city to demonstrate commitment to the overall concept of regional rail transit.

## PUBLIC HEARINGS

## QUASI-JUDICIAL HEARINGS

- 1. A Quasi-Judicial Public Hearing to Consider a Waiver Pursuant to Section 14-7 Rules of Construction for the Dock Located at 4241 N.E. 16 Avenue. Advertising for this public hearing appeared in the Sun-Sentinel May 5, 2019.**

City Attorney Doody swore in witnesses and the quasi-judicial public hearing was held.

Jennifer Frastai, Director of Engineering and Community Development, provided staff's presentation.

The Public Hearing was held as advertised.

- Michael Morrison, the contractor who had built the dock, stated he built the dock per the approved plans and permit and was surprised the city had not approved it.
- Steve Arnst - 1860 NE 40 Court – He stated support for the application.
- Ryan Gavulic - He supported the request and felt the dock would be a great addition to the city.

Mayor Guevrekian disclosed that she had spoken with a neighbor of the property and a contractor's representative.

Ms. Frastai stated this process would need to be repeated if necessary per the ordinance, however staff is working to amend the ordinance.

Commissioner Lonergan moved to approve the waiver request. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

**2. A Quasi-Judicial Hearing to Consider a Waiver Pursuant to Section 14-7 Rules of Construction for the Dock Located at 3181 N.W. 18 Avenue. Advertising for this public hearing appeared in the Sun-Sentinel May 5, 2019.**

City Attorney Doody swore in witnesses and the quasi-judicial public hearing was held. Jennifer Frastai, Director of Engineering and Community Development, provided staff's presentation.

The Public Hearing was held as advertised.

- Ryan Gavulic - property owner, requested commission approval.
- Steve Arnst - 1860 NW 40 Court - He stated his support of the request. He noted the request might require approval from the Army Corp of Engineers.

Commissioner Lonergan moved to approve the waiver request. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

**PUBLIC HEARINGS: ORDINANCES ON FIRST READING**

**3. An Ordinance Amending Chapter 24, Article 3 of the City's Land Development Code, to Modify Section 24-41, Master Business List to Add "Add Distance Separation Requirements for the "Massage and Health Spa, State Licensed" Business Listing Type. Advertising for this public hearing appeared in the Sun-Sentinel May 5, 2019.**

Peter Schwarz, Assistant Director, Planning, Zoning and Building, provided staff's presentation.

The Public Hearing was held as advertised.

- Steve Arnst - 1860 NW 40 Court - He questioned the necessity of the code change without clearly stating reasons for the specific changes.

Jennifer Frastai, Director of Engineering and Community Development, explained staff used available data to support the proposed regulation, based on public safety concerns.

Commissioner Bolin moved to pass the ordinance on first reading. Commissioner Carn seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE III, SECTION 24-41, ENTITLED "MASTER BUSINESS LIST" TO ADD DISTANCE SEPARATION REQUIREMENTS FOR THE "MASSAGE AND HEALTH SPA, STATE LICENSED" BUSINESS LISTING TYPE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**ORDINANCES ON FIRST READING**

**4. An Ordinance Amending Chapter 7 Creating Article XII. Section 7-152 Titled "Massage and Health Spa, State Licensed"**

Jennifer Frastai, Director of Engineering and Community Development, provided staff's presentation.

Commissioner Lonergan moved to pass the ordinance on first reading. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor

Guevrekian

**ABSENT:** Vice Mayor Sparks

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 7, ENTITLED "LICENSES AND BUSINESS REGULATIONS", BY CREATING ARTICLE XII. SECTION 7-152. MASSAGE AND HEALTH SPA, STATE LICENSED; IN THE CODE OF ORDINANCES OF THE CITY OF OAKLAND PARK; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**5. An Ordinance Amending Chapter 1 Entitled "General Provisions" By Specifically Amending Section 1-8 Entitled "General Penalty, Continuing Violations", Adding Definitions of Uncorrectable Violations, Continuing Violations, and Repeat Violations.**

Jennifer Frastai, Director of Engineering and Community Development, and Brad Ostroff, Assistant Director of Administration and Operations, provided staff's presentation.

Commissioner Lonergan moved to pass the ordinance on first reading. Commissioner Carn seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 1 ENTITLED "GENERAL PROVISIONS" BY SPECIFICALLY AMENDING SECTION 1-8 ENTITLED "GENERAL PENALTY, CONTINUING VIOLATIONS", PROVIDING FOR DEFINITIONS OF UNCORRECTABLE VIOLATIONS, CONTINUING VIOLATIONS, REPEAT VIOLATIONS; PROVIDING FOR PENALTIES, PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE,

**6. Ordinance Amending Chapter 3 "Alcoholic Beverages" of the Code of Ordinances relative to Section 3-23 "Permits required for premises to remain open past midnight; revocation, suspension of state beverage license"**

Brad Ostroff, Assistant Director of Administration and Operations, provided staff's presentation.

Commissioner Bolin moved to pass the ordinance on first reading. Commissioner Lonergan seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES BY SPECIFICALLY AMENDING CHAPTER 3 "ALCOHOLIC BEVERAGES", ARTICLE II. "REGULATING SALES", AND BY AMENDING SECTION 3-23 ENTITLED PERMIT REQUIRED FOR PREMISE TO REMAIN OPEN PAST MIDNIGHT: REVOCATION, SUSPENSION OF STATE LICENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**NOTE:** The commission took a brief break prior to the CRA meeting.

**NOTE: The city commission meeting recessed at 8:53 p.m. for the CRA meeting and reconvened at 9:08 p.m.**

**7. PUBLIC COMMENTS**

**At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.**

Mitch Rosenwald - 1353 NE 34 St. - He reported at the April 23<sup>rd</sup> Corals of Oakland Park Neighborhood Association meeting, they adopted a resolution regarding their support to keep Green Leaf Park open space on the Civic Campus.

Steve Arnst - 1860 NW 40 Court - He congratulated Albert Carbon, Public Works Director, on the Eye On Water website where residents could monitor their water usage and suggested a presentation at a commission meeting to highlight how it worked; Regarding the train station, he recalled that per a grant the city received, the park had restrictions on how the park could be used; He reported volunteers put together 1,100 sand bags the previous Saturday; Mr. Arnst stated the McNab House in Pompano Beach would be moved to McNab Park and turned into a restaurant after the Pompano CRA promised it would remain a park. He inquired if the Oakland Park CRA kept the park in their downtown; He requested information on the sewer bond refunding as he could not find the interest rate or how much they would be saving.

Lisa Marie Jones - Eastside Village resident - She stated she, her family and neighbors loved the Jaco Pastorius Park and did not want a train station in their back yard.

**CONSENT AGENDA**

Commissioner Carn moved to approve the Consent Agenda, consisting of Item 8. Item 9 was pulled from the Consent Agenda for discussion under Resolutions and Miscellaneous. Commissioner Lonergan seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

**8. Approval of Minutes - March 20, 2019**

Approved on consent.

(Item 9 was pulled from the Consent Agenda for discussion during Resolutions and Miscellaneous)

**9. Professional Services Agreement with Government & ERP Implementation Services to Perform Project and Program Management Consulting Services for the EnerGov Implementation.**

**RESOLUTIONS AND MISCELLANEOUS**

(Item 9 was pulled from the Consent Agenda)

**9. Professional Services Agreement with Government & ERP Implementation Services to Perform Project and Program Management Consulting Services for the EnerGov Implementation.**

Commissioner Carn moved to adopt the resolution. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The resolution, as adopted, carried the following title:

**RESOLUTION R-2019-064**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GOVERNMENT & ERP IMPLEMENTATION SERVICES TO PERFORM PROJECT AND PROGRAM MANAGEMENT CONSULTING SERVICES FOR THE ENERGОВ IMPLEMENTATION, PIGGYBACKING THE CITY OF SUNRISE AGREEMENT WITH GOVERNMENT & ERP SERVICES DATED APRIL 30, 2019, FOR THE PURPOSES OF ESTABLISHING PRICING, TERMS AND CONDITIONS; A COPY OF THE AGREEMENT IS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**10. U.S. Census 2020 - City Complete Count Committee**

Commissioner Carn moved to adopt the resolution. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The resolution, as adopted, carried the following title:



**RESOLUTION R-2019-065**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE FORMATION OF THE OAKLAND PARK 2020 CENSUS COMPLETE COUNT COMMITTEE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**11. Award of Underwriting for 2010B/Sewer Bond Refunding.**

Andrew Thompson, Director of Financial Services, provided staff's presentation.

Commissioner Lonergan moved to adopt the resolution. Commissioner Bolin seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

The resolution, as adopted, carried the following title:

**RESOLUTION R-2019-066**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, DETERMINING THAT RBC CAPITAL MARKETS IS THE MOST RESPONSIVE AND MOST RESPONSIBLE BIDDER AS UNDERWRITER FOR THE REFUNDING OF THE 2010B WATER AND SEWER BONDS; PROVIDING THAT THE PROPER CITY OFFICIALS ARE AUTHORIZED TO EXECUTE A CONTRACT FOR THE SERVICES IN WHICH IS ATTACHED AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**12. REPORTS FROM THE CITY COMMISSION**

Commissioner Bolin commented as follows:

- 1) She thanked staff for always being responsive.
- 2) She announced that May 15 was Peace Officers Memorial Day.
- 3) She thanked Lobbyist Russ Klenet and the Broward League of Cities for their updates.
- 4) She spoke on state legislative actions regarding plastic straws and scooters.
- 5) She provided an Urban Farming Institute update: an 11<sup>th</sup> Grader named Brooke Gilbert was investigating a red tide solution.
- 6) She reported there were new Broward County residential irrigation rebates available.
- 7) She stated there had been car break-ins in her neighborhood and reminded everyone to call the non-emergency number 945-561-6161, if they see anything suspicious.
- 8) At their June 5 commission meeting, she asked to have a commission discussion item/workshop to discuss the library decision.
- 9) She stated the Northeast High School Law Day had been awesome and one student had contacted her about interning.
- 10) She was inspired about serving as a commissioner and would be speaking about this to a women's group in Bogota.

**NOTE:** Commissioner Lonergan made a motion to extend the meeting. Commissioner Carn seconded the motion, which prevailed by the following vote:

**YES:** Commissioner Carn, Commissioner Lonergan, Commissioner Bolin, Mayor Guevrekian

**ABSENT:** Vice Mayor Sparks

Commissioner Carn commented as follows:

- 1) He discussed how to respond to residents' questions regarding their water bills.
- 2) He thanked Ms. Frastai and her staff for their efforts at the MPO.
- 3) He announced the MPO would host a ribbon cutting in Hollywood for a quiet zone.
- 4) He stated June 1 was his birthday and also Oakland Park Bike Day. The event would start at 9 a.m. at Jaco Pastorius Park.
- 5) He reported he would be joining American Legion Post 222 on May 27, Memorial Day.
- 6) He thanked staff for the quality of life ordinances.
- 7) He reported he had enjoyed Fleet Week and Navy Days.
- 8) He reminded residents not to use commercial grade fireworks in neighborhoods.
- 9) He requested everyone to please recycle the right way.
- 10) He wished everyone well on Memorial Day.

Commissioner Lonergan commented as follows:

- 1) He congratulated Susan Gillis for her recognition as an Oakland Park Pioneer.
- 2) He thanked the Teen Alliance Project for the Night of the Student Stars event. He thanked Coby King and everyone else who helped with the event.
- 3) He stated to have attended, along with Mr. Carbon, a resiliency conference in Miami recently. He enjoyed the experience of traveling there by the Brightline train.
- 4) He reminded everyone of the Broward League of Cities 62 Annual Installation dinner on May 18.

Mayor Guevrekian commented as follows:

- 1) She stated hurricane season would begin soon and she was not in favor of holding commission meetings during a state of emergency.
- 2) She commented on receiving many copies of resolutions from other municipalities recently and City Attorney Doody explained municipalities request that their resolutions be circulated. Commissioner Lonergan stated Broward League of Cities encouraged networking among municipalities.
- 3) She read a statement regarding her difficulties with City Manager Hebert and the commission members' responses. She stated submitted correspondences to the City Clerk for public record.

**REPORTS FROM THE CITY MANAGER**

13. **Financial Activity and Quarterly Investment Reports for the period ended March 31, 2019**

14. **Grant Summary Report**

15. **Volunteer Report FY 2019 - 2nd Quarter**

**REPORTS FROM THE CITY ATTORNEY**

16. **City Attorney's Report - May 15, 2019**

17. **ADVISORY BOARD MINUTES**

Art & Culture Board Minutes of 3/28/19

Development Review Committee (DRC) Minutes of 4/11/19

**ADJOURN**

The meeting was adjourned at: 10:05 p.m.

CITY OF OAKLAND PARK, FLORIDA

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SARA GUEVREKIAN, MAYOR

ATTEST:

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RENEE M. SHROUT, CMC, CITY CLERK