



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

DRAFT MINUTES
CITY COMMISSION MEETING
AUGUST 4, 2021, 6:30 P.M.

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 Bolin.

Mayor Bolin stated due to continued precautionary safety measures in place, access to city facilities is limited to ensure social distancing. The opportunity for public participation has been provided by email or by calling the City Clerk's office. Public comments received are read into the record during that portion of the agenda.

NOTE; A CRA MEETING was held prior to Public Comments

ROLL CALL

Present:

Mayor Jane Bolin
Vice Mayor Michael Carn
Commissioner Matthew Sparks*
Commissioner Aisha Gordon
Commissioner Mitch Rosenwald

Also Present:

City Manager David Hebert
Assistant City Attorney Sean Swartz
City Clerk Renee M. Shrout

*Commissioner Sparks attended remotely.

PLEDGE OF ALLEGIANCE

A moment of silence was followed by the Pledge of Allegiance led by Madyson Nicholas, Oakland Park Summer Camp.

ADDITIONS / CHANGES / DELETIONS

City Manager Hebert added the supplemental agenda which included the removal of item 1, Case # CD20-25CU – "Trulieve Conditional Use" and noted scrivener's error on Item 6, Approval of minutes should indicate June 16, 2021.

Commissioner Rosenwald moved to adopt the amended agenda. Commissioner Gordon seconded the motion, which prevailed by the following vote:

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

PRESENTATIONS

<u>* School Board update on Rickards Middle School</u>

School Board member Sara Leonardi thanked the Commission for the opportunity to provide the update. Kathleen Langan, Senior Program director with AECOM Technical Services, provided an update on the SMART program for Oakland Park Schools.

Ms. Langan reviewed the following renovation timeline for Northeast High School:

- Building 12 Weight Room is completed.
- Renovations on building 3 Industrial/Culinary Labs has begun.
- New building addition is out of design and in the procurement process.
- Phase 1 building 12 – Weight Room is complete.
- Phase 2 buildings include: building 26, Pool building and building 3, Industrial/Culinary Labs – to be completed this summer 2021.
- Phase 3 buildings include: building 1, Admin/Classrooms; building 20, Ball Field Restroom; building 5, Band Room; building 7, Locker Rooms; and building 6, Gym – work will start July 2021 and end July 2022.
- Phase 4 buildings include: building 4, Auditorium; building 2, Chiller Plant; building 17, Media Center; and buildings 85 and 86, Portables – work will start March 2022 and end by October 2022.
- Total primary renovation budget of over \$19 million included roof repairs on buildings 1 and 3; science lab, fabrication lab, and culinary lab upgrades and HVAC improvements.

The new classroom addition budget of \$17.8 million includes 17 classrooms, 5 business education labs and 2 art rooms. The project is now in the hire contractor phase. Total completed SMART projects delivered to Northeast School were: 274 music items; 100% of SCEP items; and 637 technology items.

Broward County School Board approved a complete replacement for Rickards Middle School. Ms. Langan reviewed the process for preparing Rickards damaged building for demolition and the installation of interim modular units to be used during construction of the new building. School Choice Enhancements for Richards was 100% competed. Ms. Langan showed a video recapping the improvements completed or in progress for all Oakland Park Schools.

Lloyd Estates Elementary School Choice Enhancements was 100% complete. Primary renovations of \$2.3 million is in the process of hiring a contractor. Completion date is scheduled for first quarter of 2024.

North Andrews Gardens Elementary School primary renovations budget of \$2.3 million is in design phase with a completion date of the fourth quarter of 2024. School Choice Enhancements projects are 93% complete.

Oakland Park Elementary School renovations is under construction and completion date is first quarter of 2023. Total budget is \$5.8 million and 90% of School Choice Enhancements is completed.

Mayor Bolin thanked AECOM and Board Member Leonardi for her assistance. She requested more information on building envelope improvements and would like to collaborate with Broward County School Board for community park access to schools in Oakland Park.

Ms. Langan explained envelope improvements and agreed to share the detailed monthly update for District 7 with the City. Sarah Leonardi, Broward County School Board member, stated the District Educational Facilities Plan (DEFP) was the School District's pathway for projects and budgets for each school.

Vice Mayor Carn inquired about funding for Richards replacement building. Ms. Langan stated funding will be done through Certificates of Participation (COPs) to replace Rickards Middle School and School Board Member Leonardi explained COPS is a loan program for capital improvement projects.

Vice Mayor Carn inquired how construction will work during school. Ms. Langan discussed the plan and stated they had health and safety requirements for the contractors to follow for occupied buildings. Ms. Langan reviewed how construction would proceed while class was in session for Rickards. She explained the school board approved repairs for two buildings at Rickards and how administration and grades would be disbursed. A mobile modular school will be built and opened after winter break for the students. At the same time the current building will be demolished and the new building constructed. Deconstruction of the collapsed area is being shored up for safe access by engineers to assess the cause of the collapse. Estimated project completion for the new school is three years.

Ms. Langan stated Northeast Building 12 weight room was now opened and they are proceeding with roofing as well. Work is continuing in the Culinary building and other areas. The new school addition is out of design and the CMAR is now getting ready to bid on the project which is ahead of schedule. She noted market conditions are tough right now in trying to acquire materials and they are working through it.

Ms. Leonardi shared a press release explaining whom middle school parents should contact about Rickards. Sixth grade students would attend William Dandy Middle School; seventh graders would attend Lauderdale Lakes Middle School and eight graders would attend Northeast High School to start. Parents could also call 954-412-9188 or email Ms. Leonardi at: Sarah.Leonardi@BrowardSchools.com.

Angel Gomez, Broward County School Board Governmental Affairs, requested the City to share the news release he provided regarding Rickards, and stated questions could also be addressed by Rickards Principal Dr. Collado. Mr. Gomez will confirm information was sent out to parents.

Ms. Leonardi confirmed that transportation was being provided to all students and Principal Collado was providing that information to families. She explained how students' grades would be tracked from campus to campus.

Oakland Park School Advisory Board member Jack Donnelly provided additional information.

<u>* City Facilities Presentation Update</u>

Brynt Johnson, Director of Engineering and Construction Management, and Sierra Marrero, Assistant Director of Engineering and Building Services provided staff's presentation.

Mr. Johnson gave a brief overview of the bond implementation goals and process; the facility bond phasing plan and timeline; the project lifecycle and planning steps.

Ms. Marrero noted the bond budget defect of just over \$18 million was due to additional amenities; unforeseen conditions; escalation of material prices; and FEMA flood elevation changes. The next steps would be to phase in certain amenities over time; use alternative materials and construction methods; reduce scope of work; and explore additional grant opportunities. City's current pending grant applications total \$11,843,112. Ms. Marrero gave a brief overview of the cost management process; the Construction Manager at Risk (CMAR) as the project delivery method; and the project development through CMAR.

Ms. Marrero reviewed the status on the following bond projects:

- Fire Station 9 – 60% estimated cost \$10.2 million.
- North Andrew Gardens – 30% estimated cost \$3.2 million with \$250,000 in awarded grants.
- Fire Station 20 – 30% estimated cost \$2.5 million. Project pending litigation.
- Municipal Building – construction underway \$1.3 million with \$546,751 in awarded grants.
- Phase 1 – Fire Station 87 – 100% design received estimated cost \$1.5 million with \$833,744 in awarded grants.
- Phase 2 – Fire Station 87 – façade design underway estimated cost \$3-\$4 million.
- Phase 1 – City Park – Construction underway. Construction cost \$5.9 million with \$20,000 in awarded grants.
- Phase 2 – City Park – design contract awarded estimated cost \$28 million.
- Phase 2 – City Park - \$50,000 donation for a baby grand piano for the library lobby.

Public Works Facility – 30% design and 30% CMAR cost estimate received. Construction estimated cost \$24.3 million with \$1 million in awarded grants. Possible recovery act funds for additional funding source to be determined.

Oakland Park Sky – developer is in the process of acquiring outside agency approvals and working with the building department on permit application. Next step to design and build out city hall space.

Park Place – building remediation construction underway totaling \$463,422. GMP awarded \$498,404 with \$347,898 in awarded grants for the parking lot. Park Place building is in preparation for Public Works to occupy until new Public Works facility is completed. Space will be used as swing space during construction of other city facilities.

After discussion, City Manager Hebert clarified projects and their timing noting the City had some control over when the buildings would be constructed and they could determine the best time to build to help meet budget estimates.

PUBLIC HEARINGS

QUASI-JUDICIAL HEARINGS

(Item 1 was removed from the agenda at the applicant's request.)

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| 1. Case # CD20-25CU – "Trulieve Conditional Use" An Application by Moonlite Properties, LLC (Owner) Requesting Conditional Use for a Medical Marijuana Treatment Center or Dispensing Facility at 301 West Oakland Park Boulevard. Advertising for this public hearing appeared in the Sun-Sentinel July 25, 2021. |
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QUASI-JUDICIAL HEARINGS - FIRST READING
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| 2. <u>Case #CD21-03RZ "North Andrews Gardens Recreation Center - Rezoning" - A Proposed Rezoning of a Site from RD-10, Duplex and Attached One-Family Dwelling District to CF, Community Facilities District for Construction of the Replacement of the North Andrews Gardens Recreation Center at 250 NE 56 Court. Advertising for this public hearing appeared in the Sun-Sentinel July 25, 2021.</u> |
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Assistant City Attorney Swartz swore in witnesses.

Peter Schwarz, Director of Engineering and Community Development, provided staff's presentation.

Public Hearing was held as advertised – there were no comments.

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

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AN APPLICATION FOR REZONING FROM RD-10, DUPLEX AND ATTACHED ONE-FAMILY DWELLING DISTRICT TO CF, COMMUNITY FACILITIES

DISTRICT FOR THE PROPERTY LOCATED AT 250 NE 56 COURT, AS MORE PARTICULARLY DESCRIBED HEREIN, AND CONTAINING 1.1 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; & PROVIDING FOR EFFECTIVE DATE.

PUBLIC HEARINGS: ORDINANCES ON SECOND READING

3. Case #CD20-15CPTRZ "Oakland Park Downtown Development District (OP3D) Rezoning" - An Ordinance for Municipally-Initiated Rezoning of the Property Generally Bound on the North by NE 42 Street (extended), on the East by NE 13 Avenue, on the South by Oakland Park Boulevard, and on the West by NE 10 Avenue Consisting of Approximately 148.2+/- Gross Acres from Downtown Mixed Use District and its Seven (7) Subareas to Oakland Park Downtown Development District (OP3D) and its Four (4) Subareas, (see attached map), in Order to Implement the Zoning and Land Development Regulations Adopted as Part of the OP3D Update to the City of Oakland Park Land Development Code. Advertising for this public hearing appeared in the Sun-Sentinel July 25, 2021.

Peter Schwarz, Director of Engineering and Community Development, provided staff's presentation.

Public Hearing was held as advertised:

- Allen McClure inquired if the OP3D map had changed referencing a change in map color on NE 11 and 10 Avenues. He also asked if the City had the infrastructure for anticipated new construction downtown.

Mr. Schwarz explained the rezoning would not expand the boundaries of the Downtown Mixed-Use District. The western boundary was NE 10 Avenue from Oakland Park Boulevard to NE 39 Street. Mr. Schwarz confirmed, per state requirements, there was capacity to accommodate the development. City Manager Hebert confirmed the bid packages had anticipated future development.

After discussion, Commissioner Rosenwald moved to adopt the ordinance on second reading. Commissioner Gordon seconded the motion, which prevailed by the following vote:

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

The ordinance, as adopted on second reading, carried the following title:

ORDINANCE O-2021-011

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE REZONING OF THE PROPERTY CONSISTING OF APPROXIMATELY 148.2+/- GROSS ACRES IN SIZE, BOUND ON THE NORTH BY NE 42 STREET (EXTENDED), ON THE EAST BY NE 13 AVENUE, ON THE SOUTH BY E.

OAKLAND PARK BLVD., AND ON THE WEST BY NE 10 AVENUE (PROPERTY) FROM OAKLAND PARK DOWNTOWN MIXED USE DISTRICT AND ITS SUB-AREAS TO OAKLAND PARK DOWNTOWN DEVELOPMENT DISTRICT AND ITS SUB-AREAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Note: The City Commission took a brief break.

ORDINANCES ON FIRST READING

4. [Abandoned Real and Personal Property Regulations Ordinance AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8, ARTICLE VII, SECTION 125 ENTITLED "ABANDONED REAL AND PERSONAL PROPERTY"; PROVIDING FOR THE INCLUSION OF DEFAULTED PROPERTY TO BE SUBJECT TO REGISTRATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.](#)

Peter Schwarz, Director of Engineering and Community Development, provided staff's presentation.

Mr. Schwarz stated they had seen instances of homeowners not investing in keeping up their properties if they were going to lose them. The City wanted to be aware of when the properties were in a state of default to have Code Enforcement monitor them and to have contact information about the bank.

City Manager Hebert explained the registration would give the City information needed of who was responsible for the property to provide certified notifications and citations.

After discussion, Commissioner Rosenwald moved to deny the ordinance on first reading. Vice Mayor Carn seconded the motion.

After discussion, Commissioner Rosenwald withdrew the motion to deny and Vice Mayor Carn agreed.

Commissioner Sparks moved to table the item. Commissioner Rosenwald seconded the motion, which prevailed by the following vote:

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

NOTE: The City Commission meeting recessed at 9:12 – 9:41 p.m. for the CRA meeting.

Vice Mayor Carn moved to extend the meeting. Commissioner Rosenwald seconded the motion, which prevailed by the following vote:

YES: Mayor Bolin, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Commissioner Sparks

5. 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.

City Clerk ShROUT read submitted comment:

- Dr. Germaine Smith Baugh, Urban League of Broward County President and CEO, stated her support for Item 12, to add "Alcee Hastings Avenue" as a secondary name to N.W. 21st Avenue.

CONSENT AGENDA

Commissioner Rosenwald moved to approve the Consent Agenda consisting of items 6, 7 and 8. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Mayor Bolin, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Commissioner Sparks

6. Approval of Minutes - June 16, 2021

Approved on consent.

7. Nutanix HCI Server Infrastructure License Renewal

Adopted on consent.

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-094

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE EXPENDITURE OF \$26,682 FOR FISCAL YEAR 2021 FOR THE RENEWAL OF NUTANIX HCI LICENSES THROUGH SHI INTERNATIONAL CORP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

8. Third Party Life-Safety Systems Compliance
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Adopted on consent.

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-095

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT AND ADDENDUM WITH BRYCER LLC TO PROVIDE MONITORING AND SUBMISSION OF THIRD PARTY FIRE INSPECTION RELATED REPORTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTIONS AND MISCELLANEOUS

<u>9. School Advisory Board Appointments - Six (6) Members and one (1) Alternate Member.</u>

Commissioner Sparks reappointed Joshua Davis; Commissioner Rosenwald appointed Sara Nunez; Commissioner Gordon appointed Christopher Thomas; Vice Mayor Carn appointed Coby King; Mayor Bolin reappointed Jack Donnelly; City Manager Hebert reappointed Lew Naylor; Commission consensus appointed Nathan Cherson as alternate board member.

Commissioner Rosenwald moved to approve the appointments as stated. Commissioner Gordon seconded the motion, which prevailed by the following vote:

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

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

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-096

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA APPOINTING SIX (6) MEMBERS AND ONE (1) ALTERNATE TO SERVE ON THE SCHOOL ADVISORY BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

10. David Hunt, Diversity Consultant Contract Extension

Jennifer Frastai, Assistant City Manager provided staff's presentation.

After discussion, Ms. Frastai clarified exhibit "A" of Mr. Hunt's contract includes assistance obtaining in seeking out Federal and private foundation funding.

After additional discussion, Commissioner Sparks moved to adopt the resolution. Vice Mayor Carn seconded the motion, which prevailed by the following vote:

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-097

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH DAVID HUNT & ASSOCIATES, LLC FOR CONSULTING SERVICES; APPROVING THE PROPOSED BUDGET AMENDMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

11. Request to Waive City Building Permit Fees for City Facility Projects

Brynt Johnson, Director of Engineering and Construction Management provided staff's report.

City Manager Hebert explained the fees process and the authority of the commission to wave fees.

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

YES: Commissioner Sparks, Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald, Mayor Bolin

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-098

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE WAIVER OF CITY PERMIT FEES FOR THE IDENTIFIED CITY FACILITY PROJECTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

12. Street Name Addition - The Addition of "Alcee Hastings Ave" to NW 21st Ave

Albert Carbon, Public Works Director, provided staff's presentation.

Mr. Carbon reached out to Broward County requesting they pay for the signs estimated at \$9,500.

Commissioner Sparks and Mayor Bolin commented they should name streets after Oakland Park community members.

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

YES: Vice Mayor Carn, Commissioner Gordon, Commissioner Rosenwald

NO: Commissioner Sparks, Mayor Bolin

The resolution, as adopted, carried the following title:

RESOLUTION R-2021-099

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, REQUESTING BROWARD COUNTY TO ADD "ALCEE HASTINGS AVENUE" AS A SECONDARY NAME TO N.W. 21ST AVENUE IN THE CITY OF OAKLAND PARK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

13. City Commission discussion item: Traffic Calming Devices - Mayor Bolin

Brynt Johnson, Director of Engineering and Construction Management and Albert Carbon, Public Works Director, provided staff's presentation.

Mayor Bolin stated they needed to provide staff direction to develop a policy that worked to control traffic calming on city streets. She requested the Commission's input for a better procedure for residents and staff.

Mr. Carbon confirmed he would reach out to the County's traffic engineer to inquire about a County-wide study on traffic calming study.

After discussion, City Manager Hebert recommended adding this item to an upcoming agenda to further discuss to allow time for Commission members to ask staff questions in the interim. Consensus reached to bring back as a discussion item at a future meeting.

14. REPORTS FROM THE CITY COMMISSION

Vice Mayor Carn commented as follows:

1. Wished black business owners a happy Black Business Owners' Month.

Mayor Bolin commented as follows:

1. Requested Commission members to identify three people outside the normal realm for the Diversity Training. Staff could then select five participants from the public.

REPORTS FROM THE CITY MANAGER

15. Development Activity Report

REPORTS FROM THE CITY ATTORNEY

16. City Attorney's Report - August 4, 2021

17. ADVISORY BOARD MINUTES

Historic Preservation Board Minutes 01-25-21; Planning & Zoning Board Minutes 01-11-21; Planning & Zoning Board Minutes 02-08-21; Planning & Zoning Board Minutes 05-10-21; Planning & Zoning Board Minutes 06-07-21; Special Magistrate Minutes 04-20-21; Special Magistrate Minutes 05-18-21; Special Magistrate Minutes 06-15-21

ADJOURN

The meeting was adjourned at: 11:00 PM.

CITY OF OAKLAND PARK, FLORIDA

JANE BOLIN, MAYOR

ATTEST:

RENEE M. SHROUT, CMC, CITY CLERK