

**CITY OF HOLLYWOOD
General Obligation Bond
Advisory Board Committee
Regular Meeting Minutes**

Wednesday, April 29, 2020 6:00 p.m.
Virtual Webex

CALL TO ORDER:

The City of Hollywood, Florida, held a virtual General Obligation Bond Advisory Committee (GOBAC) Meeting on January 29, 2020 via Webex. The meeting was called to order by Committee Chairman Terry Cantrell at 6:03 p.m. Chairman Cantrell reviewed virtual meeting procedure.

ROLL CALL

Present - Louis Birdman, Michael Murazzi, Lynn Smith, Salvatore Grilli, Molly Taylor, Salvatore Grilli, Edward Gelwasser, Terrance Cantrell (Chair), Christine Corbo, Thomas Lander (Vice-Chair), Annette Smith, Daniel Derrico

Absent - Lloyd Edelstein, Richard Petrovich, David Kout

City of Hollywood Staff Attending - Armando Linares, Luis Lopez, Alex Poli, David Vazquez Cory Styron, Kendra Parker, Paul Bassar

APPROVAL OF MEETING MINUTES

A motion was made by Annette Smith to approve the Committee meeting minutes of January 29, 2020. Motion was seconded by Sal Grilli; passed unanimously.

READING OF PUBLIC COMMENTS

Three public comments were received by the deadline of April 28 at 6:00pm. One was GOB-related, from Thomas Clapp, and two were non GOB-related from Diana Boufford and Howard Waldman. All three comments were read, verbatim, into the record.

AGENDA ITEMS

GOB Project Update Presentation

Director of the Department of Design and Construction Management, Armando Linares introduced presentation and presenters for updates on GOB projects.

Fire Department Update, Chief Alex Poli - update on City's purchase of Emergency Apparatus. Information was provided on order status of fire engines due in May 2020. Since Wisconsin is the manufacturing location, final inspection will be virtual due to COVID-19.

Two rescue vehicles due late June/early July 2020 once received, two additional will be purchased in 2021 in a staggered manner for budgetary purposes. Battalion Chief Vehicle purchased but not yet in service since electronics, wiring, and graphics need to be completed. Expected to be done late May and will then be ready to begin responding to calls. Aerial bucket truck – planning for September mid-build inspection. HAZMAT vehicles in design phase, FD committee working with designers to ensure complex design proceeds as required.

Discussion/Committee Questions: Ed Gelwasser and Louis Birdman asked about detraction from quality of the inspection because of the virtual nature and payment terms. Chief Poli noted that this is the first time doing a virtual inspection but added that vendor is not paid until inspection is done. Director of Procurement Paul Bassar added that there is an “acceptance and inspection” clause in the terms of the agreement which gives the City time to inspect vehicle prior to releasing payment.

- **Police Department Headquarters –Armando Linares, DCM Director** –both programming consultant and the design architectural firm are working together and have been engaged with Police Department personnel to determine current and future programming needs. Seminars have been conducted to get surveying and needs assessment. Police Department, Programming consultant, and Architectural consultant will work together and all information will be compiled and given to Architectural Consultant to begin design. The Design Consultant will begin an environmental assessment and site survey of the proposed Police Headquarters site.

Discussion/Committee Questions: – Louis Birdman asked about work done so far and any additional, related documents for committee to review. Director Linares said there were none at this point as the project is in the programming phase. He added that over next few weeks, information will be collected and handed over to the architect. They will, in turn, start preliminary design plans and drawings. Once at ten percent (10%), these drawings and schematics will be presented to the Committee. Mr. Birdman asked for the programming documents that the PD gives architect and if committee can get a copy of that that document that they can review prior to drawings being done. Committee members also asked that consultants be invited to present to the committee and that ten percent (10%) drawings be available to public as well for input, as assurance of the selected consultant’s expertise.

Thomas Lander asked that solar panels be included on new Police HQ all GOB buildings. Armando said they are inserting a Green LEED initiative that includes energy-saving measures. The proposal will have various green-related components.

Motion: Daniel Derrico made motion requesting that supporting documents for GOB projects (plans, reports, specifications, contracts, purchasing agreements) be made available to committee in advance of the meeting.

Sal Grilli seconded motion; **passed unanimously.**

Terry Cantrell also requested notice from the DCM team when there is a GOB item on the Commission meeting agenda.

Procurement –Paul Bassar, Director of Procurement - Committee was presented with a procurement-related overview for 13 GOB projects. Mr. Bassar outlined each referenced project and what phase of the procurement process they were currently in.

Sunset Golf Course - Shiv Newaldass, Director of Development Services – updated Committee on status of Sunset GC acquisition. The City has been negotiating with owner for a year as to mutually-agreeable purchase terms. An impasse was reached over prices and the matter was taken before the City Commission. Commissioners agreed on certain terms including a \$12,000,000 sale price pending desired environmental condition of the site when acquired, and ensuring that there are no violations - referring to the existence of arsenic on the site and studying the impact of effect of the sludge remediation on the site (190 cubic

yards of sludge was brought in to the site). The City is looking to assess the impact of having the sludge material on property; whether or not it would be beneficial or if the owner has to further address it. Mixing of arsenic and top soil was abandoned as part of final negotiation with City. Given end use, County requires certain measures - No Further Action Control (NFAC) Proposal – to assess any associated future use. Most restrictive measure (highest threshold) is residential, lowest threshold is passive recreation and commercial purposes. City is due to have discussions with the County to understand parameters that may be imposed through the NFAC. An engineering group was hired to assist with final assessment of material to see if it has good draining, if green scape can grow on the site, and if there are potential long term hazards. They have finished geo technical assessment and a more detailed meeting is scheduled with the County to see what else will be imposed on the property owner. A second appraisal was conducted and came in \$12,300,000 (the first appraisal was approx. \$9,000,000) and is based on as-is value and current zoning. City is closed to having Commission consider final purchase and sale agreement as well as back up material – appraisals and environmental reports from the consultants. City is aiming for the May commission meeting while ensuring proper protections are in place for the City.

Discussion/Committee Questions – discussion centered on current and potentially changing zoning, a focus on valuation of property, what caused the value to go up \$3,000,000 use of land after purchase, requested clarity on the next step after acquisition if budgeted amount is consumed by purchasing alone, and belief that the space should be usable.

Director Newaldass – current zoning open space recreational. The property has not been rezoned. He would refer back to what was mandated by residents who wanted to acquire property with the goal of preservation. He noted that the general public voted for passive use, and at the time Hollywood residents didn't have a set vision for final use. Appraisal went up due to market changes, appraiser did independent assessment. Market transactions in the past year on similar land caused value of Sunset GC to go up. Hollywood has seen a significant growth and all were factors for the appraisers.

Committee also inquired, assuming that Commission votes to acquire property, about what the next step be; specifically if there would there be citizen involvement in determining what the final use would be. Newaldass responded that is his expectation. The committee expressed that they are not happy with the new \$12,000,000 price, and are hopeful that a fair price can be negotiated.

Hollywood Beach Golf Course – Armando Linares

A notice of termination of negotiations and proposed agreement for Hollywood Beach Golf Course was sent to McCumber on April 7th, 2020. Agenda item will be considered by the Commission in May with next steps. Armando will send to Board members a notice of when it is on a Commission agenda.

Discussion/Committee Questions - Chairman Cantrell added that it is important for City to understand there has to be full disclosure on what happened with last consultant. Ed Gelwasser wanted to reiterate that what voters voted for needs to be adhered to.

Parks Projects - David Vazquez – gave overview presentation of each park project, explained the phase that each project was in and projected opening/completion timeframe. Added that all Phase II playgrounds are delayed until the fall 2020, and that some progress was delayed because of inability to have public meetings for feedback due to COVID-19; looking at possibly getting public feedback virtually.

Chairman Cantrell asked for follow up on playground fencing requests discussed at January 2020 meeting. Asst. Director Vazquez reminded Committee that the GOB scope doesn't include fencing, but the Parks Department is looking at sourcing funding to accommodate fencing of some playgrounds. Cantrell stated that he wants the City to get community input

on parks projects and would like to assist in getting that accomplished through neighborhood/civic associations.

With reference to parks with sports leagues, prior to scheduling, the City is coordinating with youth organizations to determine whether or not there is a season (due to COVID). If not, City can move forward with renovation.

Discussion/Committee Questions – committee also wants to ensure that they have input on projects before they actually start; Sal Grilli wants assurance that the ground surface area is level or adheres to safety standards; also noted that some sprinklers may be hitting the playground equipment and may need to be adjusted.

Armory/Dowdy Sports Field, Arts & Culture Center, ArtsParks - Luis Lopez – DCM Assistant Director –

Armory/Dowdy Sports Field – A City staff stakeholder meeting is scheduled for April 30th to discuss and refine the scope, budget and RFQ. This initiates the process for hiring a design consultant.

Art and Culture Center - Design consultant, Brooks and Scarpa, has submitted the Pre-Application Committee Overview drawing package to the Planning Department. The pre-construction services proposal and contract for Construction Manager at Risk services are currently under review.

Arts Park at Young's Circle – The DCM is retaining a proposal for design of artistic fence to secure Amphitheatre area during ticketed events. A stakeholder meeting will be scheduled in May to discuss the proposal.

Fence design to be more attractive than standard fencing.

Discussion/Questions – Louis Birdman asked if the committee will see the Armory RFQ before it goes out. Assistant Director Lopez noted that the scope has not changed from what was approved as part of the GOB and that the process was a procurement one.

Mr. Grilli inquired if Armory RFP includes cost of demolition and placing a new structure and also what cost would be the cost to renovate the existing structure to make it sounder. Asst. Director Lopez said amount of renovation required would determine if it has to be brought to hurricane code; it is not intended to serve as an emergency facility or hurricane shelter and that was not the original intent of the scope. The scope was to turn it into a recreational facility. Grilli suggested that if bond money would be used, it would bring building to today's standards of hurricane preparedness. Luis said that the project is a renovation of an existing facility.

Tidal Flooding and Traffic Calming – at last Commission meeting the ranking was approved. Meeting with consultant to start negotiating scope and fee. Map on presentation show top priority areas. Currently in Phase I of Tidal Flooding mitigation with construction where no current shoreline protection exists on public property. Phase II of Tidal Flooding Mitigation with improvements to existing public seawalls.

Undergrounding of Utilities – work orders have been issued to ATT, Comcast, FPL to relocate lines/equipment, utility providers have been issued notice to proceed for engineering design contracts. Survey contract needed to complete the utility design is being executed. Design & Construction Management (DCM) will next retain a design consultant for necessary roadway modifications to accommodate the equipment and replacement roadway lighting.

Traffic Calming and Controls -City Commission has approved the contract

with Atkins & Associates to prepare a report/study for City-wide traffic calming. Master Plan is anticipated to take 8 months. A virtual kick-off meeting is anticipated for May. Traffic study is currently delayed due to COVID-19 reducing regular traffic levels.

Discussion/Committee Questions – Mr. Murazzi asked if scope of work is public. Asst. Director Lopez said once contracts are published for City Commission they will become public. Director Linares added that the City will be bringing actual preliminary stage options to the Committee and will bring back recommendations to address the shoreline's flooding and feasibility of each. Ms. Taylor asked about beach lighting. Luis said it was an issue that would be addressed with FPL.

FEC Corridor, Gateway Monument Signs, Soundwalls – Luis Lopez will be taking lead on these projects. Team is working with Broward MPO and other stakeholders to gain understanding of how the GOB scope would fit with economic enhancement. Very preliminary stage currently.

Gateway Monuments – looking at existing conditions, mapping existing signs, and determining which ones, within the GOB scope, the City will be proceeding with.

Sound Walls - Improvements to neighborhood sound walls along Hollywood Boulevard and North 46th Avenue are currently in planning; will not move forward without neighborhood and Committee input. COVID hampered ability to reach residents.

New Business/Committee Comments

Committee requested:

Meeting-related documents that support agenda items in advance of the meeting so they may review prior to meeting time.

Streamlining of where and how the Committee becomes involved in the planning of larger project items.

More focus on larger projects during the meeting rather than an overview of each one

More adherence to what the citizens have voted for with regards to large projects such as Hollywood Beach Golf Course and Sunset GC and appealed to citizens to make their voices heard.

Adjournment

Co-chair Thomas Lander made a motion to adjourn; Annette Smith seconded. Meeting adjourned at 8:49 pm.