

MINUTES OF A WORKSHOP OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON FEBRUARY 1, 2007.

Those present were: Mayor Robert J. Benton, Commissioners Rufus Alexander, Edward Becht, and R. Duke Nelson; City Manager Dennis Beach; City Attorney Robert Schwerer; and City Clerk Cassandra Steele. (Commissioner Coke arrived at 9:08 a.m.) (Commissioner Alexander left at 11:45 a.m. and returned at 1:40 p.m.) (Commissioner Becht left at 1:45 p.m.)

Staff Members present: David Recor, Deputy City Manager; Jon Ward, Director of Fort Pierce Redevelopment Agency, Matthew Margotta, Director of Planning; Brian O'Connor, Director of Community Services; Jack Andrews, City Engineer; Nicholas Mimms, Deputy Director of Public Works; Dean Kubitschek, Marina Manager; and Assistant City Attorney Karen Emerson.

The purpose of the **Capital Improvement Plan Workshop** was Overview of CIP, Statutory Requirements, Current Commitments vs. Available Resources, Prioritizing CIP Projects, CIP Project Management, and Reporting Status of CIP Implementation.

Mr. David Recor, Deputy City Manager, said what he would like to do is just go over the Agenda with them. They are scheduled for all day, although he doesn't believe they will be here all day. They will be here for as long as they would like to be here. They are going to start off with simply an overview of the City's existing Capital Improvement Plan. They will review the types of projects, the sources of revenue, and explain to them the difference between the Capital Improvement Plan and the Capital Improvement Budget. They are going to spend some time looking at the statutory requirements, particular Governor's Bush's Pay As You Grow Program, and then review the financial feasibility requirement which is something new that came about as a result of Senate Bill 360, as well as the Concurrence Management requirement which they just passed earlier in December. He specifically did not put time frames on the Agenda because he knows how much they like to be lectured to, so this is going to be interactive. He can tell them what his expectation is. He believes they will be able to get through Item IV, Prioritizing CIP Projects, before lunch and then they will spend the early part of the afternoon explaining to the Commission their suggestions for CIP Project Management and then the Reporting Status. So he expects they will be done early afternoon, if not sooner. The packet should be in front of them. They have a copy of the Agenda and there are two handouts, a copy of the CIP. They have it on display in a larger format and they can turn this around so the audience can follow as long as well. But something new he would really encourage them to use, as staff will be referencing it throughout the day, are the cutout sheets that break the CIP out by category. They can see the funding sources by project, see the year of implementation, and it gives them an overall snapshot of the entire CIP on Page 2, particularly how the projects are being funded. They also have the large sheet, the traditional CIP as they are accustomed to viewing it. The cutout sheets give an executive summary by category: Streets, Property Acquisitions, Parks, etc. This information is taken from the larger spread sheet. This is what they will be referring to, particularly as they begin the discussion on prioritizing the CIP. Any questions about what they hope to do today and the time frame? Again, interactive. They have an Agenda, but they will respond to questions and feedback as they go along.

City Manager Beach said there are three things they hope to accomplish today. The first one is to get everybody reacquainted with their Capital Improvement Plan and describe some of the changes in how they are going to report it and how it is going to be presented to them. They want to also take this opportunity about the status of all of these projects and answer any questions that the Commission has regarding that. And then, he thinks the most important thing is getting Commission input on prioritizing these expenditures. That is where they are hoping to go today.

Mayor Benton said just for the record, he had asked Bill Thiess (FPUA Director) to give them some information on the amount of pipe that needed to be replaced throughout the City that is aging. That information will be coming down from Angela Wilkinson. He thinks

they should maybe consider putting some money in a fund to ease their pain and maybe ease the rates, if it is something they can do.

Commissioner Nelson asked is there any input relative to what the County is doing in and around the City in capital improvements to collaborate or complement what they are doing or vice versa?

City Manager Beach said they did not find anyone with the County that was going to be available to make that presentation to the Commission today. They will recall in a previous workshop they actually had members of the County staff come to the City Commission and talk about those issues. They do have information on some of those projects that directly impact Fort Pierce such as the Clerk of the Courts building, the County Courthouse renovation, and things of that nature.

(Commissioner Coke arrived at 9:08 a.m.)

Mr. Recor said let's start with an overview of the CIP as it has traditionally been presented. The CIP is basically broken out by project and identifies the various funding sources. It is broken out by nine different categories: Streets, Property, Parks, Buildings, Parking Facilities, Golf Course, Housing, Marina, and the Stormwater Management Utility. There are thirteen sources of revenue that the CIP identifies. They range from, for example, reimbursements from FEMA and insurance reimbursements, Marina Fund, which is an Enterprise Fund where capital projects are being funded by that Enterprise Fund, various bonds for Stormwater Management Utility, and the Golf Course. There are also CDBG and Disaster Recovery funds that are included as a source of revenue. There are General Fund commitments and other sources of revenue. And they do have good news to report that it appears that the \$25 million in the Sunshine Loan fund, they are pretty close to bringing that home, he thinks they just found that out. The FPRA Bond fund is by far the largest source of revenue that is depicted in the revenue sources. There are also FPRA revenues, but they certainly don't amount to the significance of the FPRA Bond. They will see that there are 82 projects. The five year value of the five year total of the CIP is over \$175 million, whereas the CIP Budget - what they plan to accomplish in the budget year - is close to \$79 million. That is primarily the difference, the CIP budget is what they expect to do and they have identified the resources, the financial feasibility of actually getting that done, as opposed to what they are projecting in years 2000 through 2005, which they have the ability to re-prioritize on an annual basis.

Commissioner Becht said at some point today he is going to ask if anybody has had a chance to read through the Space Needs Study that they had done in the last 18 months. If somebody can intelligently fold into this Capital Improvements Plan where the needs of the City is determined by the Space Needs Study so they are on the horizon or representation from staff that those needs are on a five year, ten year, twenty year basis folded into the Capital Improvement Plan.

Mr. Recor said he thinks that is a good way to emphasize the point that he wanted to make. When they look at the 82 projects in the various categories that are listed in the CIP, those are primarily things they want to do, things they have been looking forward to doing, as opposed to things they have to do. As they will hear from the Director of Planning, there will be things that they have to do based on the build-out scenario that their Comprehensive Plan projects. So that is something to really think about as they begin to prioritize projects, things that they want to do versus things that are statutorily mandated based on their build-out scenario, the things that concurrency management will require.

City Manager Beach said let him just take a moment to respond to Commissioner Becht's question so they don't let it go by. The plan the Commission has in front of them, the only element of this plan that currently addresses what was in the Space Needs Study having to do with the City facilities is the parking garage and the office space that is being added to

that parking garage. If they will recall, over the next 20 years they anticipated an additional 30,000 square feet being needed for municipal office space. That is part of that parking garage. However, there are other space needs analysis that include expanding the Police Department, Public Works facilities, and so on. Those are not part of this plan at this point in time.

Commissioner Becht said he doesn't want to derail this immediately before they get out of the chute, but it seems to him that they might want to start with their needs. Although the Commissioners would prefer to talk about their wants, maybe they need to talk about their needs. How does that work? How do they fold in the five, ten, twenty year space needs directives for Public Works, the Police Department, and those things?

City Manager Beach said the space needs analysis gave them an indication of the square footage that is needed now and what they anticipate they will need in five years, ten years, and fifteen years. Probably a good example is the Police Department. They came up with specific square footage that they should add to the Police Administration building now to make it operate currently.

Commissioner Becht said if he is not mistaken, that was the only facility that was undersized.

City Manager Beach said he can't recall, because there were several different reports; but he does recall specifically in the Police Department they needed to add some 2,000 square feet or 6,000 square feet or something of that nature to accommodate their existing condition. Again, the answer is, that is not in this plan; but it is certainly appropriate to discuss that and set some direction on it at this type of meeting.

Commissioner Becht asked then who on staff could report maybe this afternoon on how that folds in? Because he for one would like to identify and place in their Capital Improvement Plan those things they know they are going to have to hit in the next five years. Because he has a lot of wishes and a lot of wants, but he thinks they should start with their needs. So is there somebody on staff that can report to them and tell them what they need to fold in that is not in the Capital Improvements Plan?

City Manager Beach said they can find someone to do that.

Mr. Recor said whether or not they are a fan of Jeb Bush's politics or not, they have to admit that he was a proponent and an advocate of growth management and strong community planning. During the 2005 Legislative session, Governor Bush ranked Growth Management as his top priority. He simply wanted to discuss this Pay as You Grow plan, because it marked the first time in 20 years that Florida's Growth Management Laws were overhauled. Florida is known across the country as a leader in growth management; but Governor Bush's 2005 Pay As You Grow campaign marked the first time in 20 years that the State of Florida had revisited its 1985 legislation. Senate Bill 360, which they all became familiar with as part of their Comprehensive Plan Rewrite, together with Senate Bills 444 and 332, insure that roads, schools, and water are available to meet the needs of Florida's growing communities. Governor Bush's Pay As You Grow system bases decisions about new development on the ability of Florida's communities to provide adequate infrastructure, the whole idea of concurrency. Again he will remind them that they just adopted their own Concurrency Management System. Under the plan, Comp Plans now require a budget and a time line to address the backlog of infrastructure needs as well as the additional needs, new needs of the community based on the growth scenarios that their Comp Plans project. The law discourages urban sprawl by providing regulatory incentives to encourage development and redevelopment within the already

developed areas as opposed to sprawling them out. What he wanted to emphasize by bringing up Governor Bush's Pay As You Grow Program is because when they think about Capital Improvement Planning, he wants to encourage them to think about it more than just something that they have to do. There is a direct relationship to their Capital Improvement Plan and their Comprehensive Plan. It is not something that they just do separately. There is a direct link and that link is actually established by the Florida Statutes, wherein F.S. 163 required in optional elements of the Comprehensive Plan, where the Florida Statutes say that their Comprehensive Plan shall contain a Capital Improvements Element designed to consider the need for an adoption of local facilities, to encourage the efficient utilization of facilities, and it goes on to identify what has to be in the Comp Plan. As they look at Nos. 1, 2, 3, 4, and 5, they will see that their existing CIP and the way they have it set up, it mirrors exactly what the Statute requires - a component that outlines the principles for construction, extension, or increase in capacity of various public facilities, i.e. their categories as they have them identified, the components which outlines the correcting existing deficiencies that are necessary to implement the plan, and it covers a five year period. The costs when the facilities will be needed, the general location, the projected revenue sources, and they have identified various revenue sources to fund their projects. And the standards to insure the availability of the public facilities and the adequacy of those based on the adopted levels of service. Again, they just completed that exercise when they voted to transmit their Comprehensive Plan to the State. The last part has to do with concurrency and that is a schedule of improvements for publically funded projects.

Commissioner Coke said she didn't want to beat a dead horse, but he is talking about they are complying with all of these legislative requirements. However, they just spent a lot of money on that space needs analysis and her concern is the same as Commissioner Becht's. They already know they have deficiencies for space in the Police Department. And if they spent the money to see what their needs were going to be in all their different departments for now or five years from now, she can't see how they can look at adopting this plan or any plan until they incorporate those needs in there. Otherwise, spending the money on having a space needs study would have been a waste of taxpayer's money.

Mr. Recor said he doesn't think anyone on staff is going to disagree with either one of her points. He thinks it is a good point and it is one of probably several or many that will come out of the discussion today. Does the existing CIP or the proposed five year CIP, does it fold those needs in? No, it does not. But that is one element. They may very well identify, based on their projected gross scenarios in certain parts of the City, the need for building capacity on roads. That is the whole idea behind this workshop is to identify those areas, those projects - things they want to do versus things they have to do. He doesn't think anyone is going to lose sight of that and certainly it can be incorporated.

Commissioner Coke said she is just going to have to echo Commissioner Becht once again that until they know what they need and what the cost analysis is on their actual needs, it is foolish to fill out a want list. They can't go out and buy a bike for their kid if they can't put food on the table. It is a direct correlation. They can't go and do nice things like buy decorative lighting if they are not providing space for the number of police officers they need to have a desk to sit and work or the number of people they need to employ at City Hall or Solid Waste or at the Marina.

Commissioner Nelson said he thinks both of them have valid points. However, he thinks the thing they have to keep in focus is the fact that they have the ability to shift things around as the situation becomes more apparent to them as to what their needs are. They can take the known which they have today and work on it. But if there is a dire need for space or additional personnel or correcting a shortfall in some of the capital projects they have on board, they certainly have the authority to shift those funds around or eliminate some of those projects they have programmed. They have done that in the past and thus far they are moving fairly well along. But to stop in their tracks now he thinks would be imprudent. They have the known to work with. Let's work with that and leave some

contingency, some flexibility, to incorporate those things that are going to serve them in later years or later months or weeks or whatever the case may be.

Commissioner Coke said she would agree with Commissioner Nelson on that. The only point she was trying to make is, they spent money on a study, so not to incorporate it is self-defeating. She thinks once they make a commitment to do a study, they need to make the same commitment to pay attention to the results of that study. By not doing that, they are in essence setting themselves up to create an emergency situation down the road, which is why they had the Space Needs Study to begin with.

City Manager Beach said he would like to make a promise to all of them. The document they are looking at will have included any space needs requirements that are part of the space needs analysis before they finally adopt it. How is that?

Commissioner Coke said okay.

Mayor Benton said perfect.

Mr. Recor said again, today is a workshop; and they are going to leave here with direction, with directives, and this is a directive. They are not adopting the CIP today. He wanted to note further in F.S. 163, further in that same section, again a perfect opportunity to transition, the ability to review their CIP on an annual basis. That is also required by the Florida Statute 163.3177 goes on to say that the CIP has to be reviewed on an annual basis and modified as necessary in order to maintain a financially feasible five year CIP. They have the ability to make corrections and modifications concerning costs and revenues and revenue sources, as well the types of facilities, to make sure that the plan they are implementing is financially feasible. The good news is they have just transmitted a Comp Plan that meets the statutory requirements. No longer are they out of compliance with the Department of Community Affairs.

City Attorney Schwerer said just a technical issue that may complement this discussion. This statute and these amendments also require fair share or pay as you go from developers. One of the things that is a fairly hot topic right now is, if a municipality or a local government includes within its five year plan certain... This pertains primarily to growth or roads. If they include a certain road in their five year plan or other proposed infrastructure improvements, they need to be very careful that they are prepared to address that within that time frame. Because as developers develop in that area of the road, they cannot rely upon lack of concurrency to deny the project if it is within the five year plan. The developer can then insist they just deposit their fair share and build the project and the City ends up with the headaches of trying to get it done. So that is their wish list as opposed to what they need to do. Make sure if they put those road projects in their five year plan that they are going to address them within that time, because the developers will have the ability to insist that they can build notwithstanding concurrency. If it is not in the five year plan, they don't have that ability to force the City to grant them the pay as you go.

Mayor Benton said luckily a little of the pressure has been taken off with the market.

City Attorney Schwerer said yes. But this is a particularly hot subject right now, particularly in the western section of this County as well as in other counties that are experiencing that western push to the inland.

Mr. Recor said so if they didn't have an understanding or appreciate that the foundation for their CIP is rooted in the Local Government Comprehensive Planning Act, he hopes staff has emphasized that sufficiently. Financial feasibility, a lot of talk about financial feasibility, a new term from 2005 legislation. What does it actually mean? There is a statutory definition for financially feasible. It means that sufficient revenues are currently available or will be available from committed funding sources. It just can't be pie in the sky. They will

hear today where the City Manager is going to lead them in a discussion about current commitments versus available resources. The funding sources have to be committed - they can't be re-prioritizing - are available from funding sources for scheduling the capital improvement. It identifies potential funding sources - ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees. Again, all of the things they are currently using. But in evaluating financial feasibility, he is just going to touch a little bit on it after Matt Margotta talks a little bit about concurrency management and what they means for them, particularly as it relates to capital improvement planning, the professionally accepted methodology for determining financial feasibility. Again, it comes from one of Governor Bush's initiatives dating back to 2001 from his Growth Management Study Commission. With that, there is a definition of what financially feasible means and Mr. Margotta will tell them a little bit about the implications of concurrency management.

Mr. Matthew Margotta, Director of Planning, said to tell them the truth, Mr. Schwerer kind of got into his presentation. He thinks he made a great link. It helps and it adds emphasis to the connection between their Comprehensive Plan and the Concurrency Management methods they use. The proportionate fair share section of their ordinance goes into the methodology they will use once they determine through Concurrency Management that something needs to be taken care of by development, the Pay As You Go side. There is some discretion after they have determined that something is in their Comprehensive Plan and in their Capital Improvement Element that allows them to work with the developer to improve whatever section of the road that they need to improve. The Proportionate Fair Share means just that, they are not paying for more than they are required to. They can get into agreements with them because of financial feasibility to fix just that stuff they can do right at that time. It can be turn lanes or maybe adding an extra lane, as opposed to the entire improvement that they foresee within their Comp Plan. They are talking about main roads and big elements of their infrastructure here. So maybe a particular development that comes through isn't going to get hit with the entire improvement; but they would need to do something that mitigates it in a way for the final plan. What that keeps them also from doing is maybe having a two-lane road with a bunch of deceleration lanes, eventually they are going to need extra lanes. And it makes them look at the full improvement as it comes through. That is all the methodology allows them to do that. And because it is in their Comprehensive Plan, their Capital Improvement Element, they look at it from that scale. So as development comes to them, they will know the full improvement they expect. Also the developer will know the full improvement they expect. And it puts everybody pretty much in the right line of thinking as they go forward with the development.

Commissioner Coke asked could Mr. Margotta please clarify? He is talking about a developer's fair share with the road system. Let's say for instance they have a dirt road and someone owns the third parcel and the first two parcels are not developed. Presently they would require them to take care of the road from the intersection to their facility. Is it her understanding that they are no longer allowed to require that? They could only require them to improve what is in front of their property and the City would be required to do the rest?

Mr. Recor said if she is talking about the access to the property in total, as if there is no access right now, they will need to gain access to their property.

Commissioner Coke said no, she is talking about if there is a road that needs improvement in order to allow them to function. Now they require them to go from their intersecting road to the end of their property. Can they still require them to do that?

Mr. Margotta said what they will be doing is using an algorithm that basically talks about in transportation cases the amount of trips, the intensity of their development, what is happening. And it will pinpoint the improvement that is needed. It may not be as much as they were asking for or it might be more. Maybe before they were talking about intersection

improvements, they may find out that instead of a turning lane they are required to put in a signal.

Commissioner Coke said she doesn't think she is asking her question clearly. Let's say U.S. #1 is here and there is a two-lane dirt road going off of it. There is nothing developed. Someone buys the third lot in and they are going to develop it, put a business on there. Currently the Commission would require that they make all the road improvements from all the way along their property to the U.S. #1 intersection. From what she was hearing between Mr. Margotta and Mr. Recor, it almost sounded as if in the future they would not be able to do that, they would only be able to require them to do their fair share in front of their property.

Mr. Margotta said no, that is not the case. For this example Commissioner Coke is giving him, that is not the case. Their ordinance already requires that a road meeting their standard goes all the way to the property. The developer is going to understand that. It is already in the ordinance that they have to have proper access to their land. If the developer decided to get that parcel way down inside of some undeveloped subdivision, then he knows that is the case already.

Commissioner Coke asked so it won't be that they will be required by this statute to ask less of the developer?

Mr. Margotta said no. What it does though is, those other improvements, things that are way outside, it could be the intersection with U.S. #1 might need a stop sign, but it may end up needing to be a signalized intersection or some improvements out there. He thinks what it does is it sets up the methodology in the system.

Mr. Recor said before they leave concurrency he will simply note that there are eight public facilities that the statute mandates the measure for concurrency: Sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation. There are additional public facilities however. The first one that comes to mind is fire. Another that is really relevant to this community would be boat ramps. The statute does not prohibit individual communities, the City of Fort Pierce, from adopting concurrency requirements for other types of public facilities as long as it is at a local level. Anything statewide obviously would require an amendment to the statute.

Commissioner Becht said in regard to fire protection - and he doesn't want to sound like he has been drinking too much water over at the Fire District because he has been accused of that on occasion - but the Fire District is currently in the process of evaluating and setting level of service standards for itself. He has already talked with Buddy Emerson from the Fire District; and the Fire District itself has hired a consultant to come back and help them set those because it has to be based on factual data as they know. On that particular issue, and this is supposed to be a Capital Improvements Workshop, the Fire District will be coming to this Commission and the County Commission and the Port St. Lucie Council, asking each jurisdiction to include in their concurrency standards level of service standards for fire protection.

Mayor Benton said something he doesn't understand, why they didn't include jails and the court system. Because right now they are so overwhelmed, they don't have the space. Mandates that are put on local government. The sheriff basically put 500 people in their jail last year. They are overcrowded. If their jails and their court system can't handle the population, what happens next? He is just surprised they haven't added that in.

Mr. Margotta said that is probably a good way, using an example, if they identify a need out there that currently is not in their Comprehensive Plan, they will need to bring it up to... Based on Concurrency Management, this is the method they want to use to help the developers, their growth, pay for these improvements. Then they would be able to study it,

understand it, develop a level of service. If they are bringing in 500 roof tops, that is a certain amount of population, there should be some correlation between population and the prison needs. That same method, that same logic is applied to parks. They have a certain level of standard they expect. Or sanitary sewers, where there is a certain level they expect. That is the methodology they are using through the Concurrency Management System. So it is the Pay As You Go that they have been talking about. He just wanted to add one other thing. What this Proportionate Fair Share methodology in the Capital Improvement Element allows them to do is to add as they identify needs. It might not be in their Comprehensive Plan right now, but they can add it to their Capital Improvement Element. When the development comes forward, there is a method for including that in. And that is probably the beauty of this whole thing too, is that their Comp Plan might be written the way it is right now, but they are able to change it. That is a living document.

Commissioner Becht said the point he wanted to make is, there is a beauty in adding something like that to their Comp Plan and there is a negative to adding that to their Comp Plan. The State has a lot more money than Fort Pierce does and currently they are trying to push the State to fund what they should fund in the same fashion that they push the County to fund what they should fund. When they start figuring out a way to get a handle on a local level, then the State is going to start drying up the sources of revenue that they should be putting into these facilities as it is. So they need to be careful about what they put in it, because they could accelerate the drying up of the State funds. That is his only comment.

Mr. Margotta said he needs to add something to that. There is an Intergovernmental Element also to their Comprehensive Plan. These intergovernmental relationships they get into, it might not be the FDOT road that is being improved, that is identified for improvement within their area, but that still needs to be added in as part of the consideration. So they really need to be on top of that kind of coordination throughout different jurisdictions. It doesn't have to be a Fort Pierce owned road that gets the improvement.

Commissioner Nelson said F.S. 163 requires them to address sewage and water. They have annexed quite a few areas into their City. Of course, they have some within the City that do not have sewage today. Are they incorporated in this plan here now anywhere where they in fact address the sewage and water requirements for those areas that presently are in the City and don't have sewage and who have recently been annexed into the City and don't have sewage and water?

Mr. Recor said the Capital Improvement Plan does not. Mr. Thiess is here from FPUA and they too have a Capital Improvement Plan program.

Commissioner Nelson said if they look at 163.3180 in the Florida Statutes, it says those are areas which they will in fact address. If they don't address them, it might put them in a state of non-compliance - sanitary sewage, solid waste, drainage, and potable water. To what extent are they addressing that?

City Manager Beach said they are not addressing that. That is a Fort Pierce Utilities Authority issue. And it may be appropriate - just as the Fire District is asking that they include elements of their issues in their Comp Plan - it may be appropriate that they take the Fort Pierce Utilities Authority issues and incorporate those into their Comp Plan.

Commissioner Nelson said that sounds like a good idea.

Mr. Recor said financial feasibility, he wants to call their attention to Subsection 2 where it says the financial feasibility shall be determined using professionally accepted methodologies. Whenever he sees a statement like that, sometimes it gives him goose bumps because clearly there is an expectation behind it and yet he doesn't know what that expectation is. Again, Governor Bush in 2001 when he appointed the Growth Management

Study Commission, didn't want people to be concerned about what professionally accepted methodologies meant, so the Task Force actually recommended the creation of a Fiscal Impact Analysis Model, which can basically be defined as a tool that allows local governments or enables local governments to measure the financial implications of development or alternative land use scenarios. If they envision their future land use map and they have identified various growth categories of how they see an area of their community ultimately developing, this fiscal impact analysis model will enable them, using local data taken from their MPO for example, to project the financial implications, both capital as well as operating costs; and the model will distinguish between the two, the financial commitments that would be necessary to support that level of growth they call for in their Comp Plan. This was something that was initially called for in 2001. In 2002, the Department of Environmental Protection contracted with Fishkind & Associates out of Orlando. They developed a prototype of the Fiscal Impact Analysis Model (FIAM). They have rolled it out into several test communities and the DCA is beginning to introduce the FIAM to communities in phases. Now that their Comp Plan has been transmitted, he thinks it is fair to say that in determining what is financially feasible, that it is the FIAM that DCA is going to be using. He will be tasking the Planning Department with becoming familiar with this Fiscal Impact Analysis Model. Now it is useful both at the micro level as well as the macro level, but micro being a site specific fiscal impact analysis; but it is more appropriate for basing at the macro level for their looking at the land use scenarios as they contemplated them in their Comprehensive Plan. So he thinks they are in good standing now with the State. They have a Comp Plan that meets the statutory requirements. They will be moving on next to their Land Development Regulations. This has kind of geared them up and prepared them to have some very specific dialogue now about their existing Capital Improvement Plan, specifically their CIP Budget and what they have committed, the projects they are interested in, and the available resources they have to get them done.

City Manager Beach said if they all would open up this large document (2006-2010 Proposed Capital Improvement Program), he is going to be making reference to different lines on that. The part of the discussion that he wanted to get into in some detail has to do with the resources that are available and how those resources are committed. If they look at the very bottom of the page where it says Total All Projects - \$175,965,218 - he wanted it clearly understood that this City is not sitting on \$175 million to build all these projects. What that does is it leads them to this idea about how they are going to allocate the resources. He also wants to make it very clear that a lot of the commitments that are here, a lot of the revenue sources they see across the top of this page, those thirteen different revenue sources, they are project and use specific. For example, they have \$10 million identified coming in from the Federal Emergency Management Agency (FEMA). That \$10 million is not available to do with whatever they choose to do. That money is available specifically to reconstruct the Marina and do things that were allocated specifically for that purpose. The same thing is true with the Marina funds, the Florida Inland Navigation District resources. The Stormwater Management Utility, there is a little more flexibility there as long as they are using it for stormwater management work. The reconstruction of streets and things of that nature is part of their stormwater system. So the choices they get as a Commission as it relates to the Stormwater Management Utility is what stormwater management projects to pursue. They couldn't take that \$13 million over to another area that they thought was of a higher priority. That follows throughout. About the most flexible source of revenue that gives this Commission maximum flexibility is their Fort Pierce Redevelopment Agency resources. If they will go to the bottom of the page, under the Fort Pierce Redevelopment Bond Fund they will see a figure of \$71,909,345. Of that figure, they have about \$20 million available. The other \$50 million is going to have to be developed over a period of time as the resources and the revenue starts to grow within the Redevelopment Agency. All of them are aware based on the FPRA December Financial Report, their anticipated revenue for this year in the Redevelopment Agency is in excess of \$10 million. Of that \$10 million, \$2.6 million is currently committed for debt service; and that is debt service that is being paid on \$40 million of bonded indebtedness, which leaves them between \$7 million and \$8 million to allocate for other purposes of that anticipated

revenue stream. They also know that this year is the last year they will receive resources from the Fire District. That is going to reduce the amount available to the FPRA. Let's assume that the property roll stays static, their revenue would go down by \$1.7 million next year in that Agency. Now that isn't a problem because they haven't committed anything beyond that point that has to be replaced. Simply those resources will not be available next year for allocation to projects and that nature. However, the difference between the debt service and the revenue generated by the Fort Pierce Redevelopment Agency shows their capacity for additional bonded indebtedness as the years go by. Within the next few months they will have a clear idea of how much more money they can get through bonded indebtedness if they choose to do it. Of course, if they choose not to do it, then these projects get deferred off into another year.

Commissioner Nelson said Mr. Beach mentioned about having the possibility of \$7 million or \$8 million available currently. Just recently the Commission approved \$11.3 million for the parking garage. That money has already been subtracted out of the money they have?

City Manager Beach said it has not.

Commissioner Nelson asked do they have the \$7 million or \$8 million available now? Just last week they said they want to put \$11.3 million in the parking garage. Today Mr. Beach is saying they have \$7 million or \$8 million available. He is wondering, is that availability subject to them subtracting monies they have allocated for the garage, the \$11.3 million?

Mr. Recor asked have they already paid for the garage?

City Manager Beach said they have not paid for the garage. It is in this budget.

Commissioner Coke asked so the \$7.8 million he is saying they have left is reflective of utilizing some of that bond money for the parking garage?

City Manager Beach said it is not. What they saw on their December report from the Fort Pierce Redevelopment Agency was a \$10,300,000 expenditure for property acquisition. They purchased the Rollins property and they purchased the...?

Mr. Jon Ward, Director of Fort Pierce Redevelopment Agency, said the SFE (Southern Film Extruders) building.

City Manager Beach said those purchases were anticipated to be paid for out of the Florida Sunshine Loan Fund (Sunshine State Governmental Financing Commission). If they will look under Property Acquisition, it is #29 and #30 on their list, they have the Fisherman's Wharf / Port property and the Rollins property acquisition. They show \$25 million they anticipate from the Florida State Sunshine Fund that they are working on as they speak. When that comes in, the decision will be made probably by their financial advisers as to whether or not to take \$10 million of that and put it back in the FPRA or to use it toward the garage, one or the other.

Commissioner Coke asked so they borrowed from the parking garage funds to buy that property?

City Manager Beach said it was paid for from the Fort Pierce Redevelopment Agency.

Commissioner Nelson asked someone mentioned something about some good news coming from the Florida State Sunshine Fund?

City Manager Beach said that is what he was talking about. They have actually had approval of that note for the past 30 days. But there are some technical issues that the finance people are having to work through to get it nailed down.

Commissioner Nelson asked they got it?

City Manager Beach said it has been approved, but they do not have it. They expect to have it.

Commissioner Nelson asked should they pray or what are they going to do?

City Manager Beach said it probably wouldn't hurt, because they really expected this to be closed a month ago and it is just not... As it relates to any projects they are funding through the Fort Pierce Redevelopment Agency, they are at this stage fully committed and of course they have plenty of projects they are working on. So when they go into the next year of funding these improvements, those that are funded by the Fort Pierce Redevelopment Agency, it will require additional bonding. That will be coming at them probably before the end of this fiscal year, he expects.

Commissioner Coke said she is seeing here down at the bottom where they have totals, FPRA Bond Fund is \$71,909,345, then they have FPRA Revenue Fund of \$2,661,000. Mr. Beach was just saying that their FPRA revenue funds was \$11 million or something a year less the \$2.6 million they were utilizing to pay back previous....

City Manager Beach said what he said was their revenues are \$10 million revenues a year, less the \$2.6 million debt service.

Commissioner Coke said then she is not understanding. Because if they are talking about revenue funds of \$10 million and they have \$2.6 million, but \$2.6 million is what Mr. Beach is saying they are paying back.

City Manager Beach said no, let him explain this. The document they have in front of them is an indication of what they anticipate the source of revenue to be to pay for these specific projects. They anticipate to pay for something like \$71 million worth of projects through the Fort Pierce Redevelopment Agency, not this year but over this five year plan. The \$2.4 million, the reason there is a distinction there, is the Redevelopment Agency is generating so much cash that they are spending \$2.4 million of that revenue stream toward projects.

Mr. Recor said of the \$10 million.

Mr. Ward said it is out of the operational budget.

Commissioner Becht said it is not what is available, it is what is being spent out of revenue.

Commissioner Coke said she understands what he is telling her. She guesses what her concern is, she is used to having things add up; and if they are telling her revenue funds, then that revenue fund figure where it says total should reflect the \$10 million and there should be a notation that x-number of dollars should be obligated to pay this and they have x-number of dollars left.

City Manager Beach said he understands her question now. The balance of that \$10 million from that \$2.4 million, those are operational issues that are within the FPRA budget and the FPRA budget is not part of this document. In other words, they don't see the \$2.6 million debt service on this document either.

Commissioner Coke said so out of the \$10 million income from the FPRA, they are saying that \$7.3 is going for operational expenses?

City Manager Beach said \$2.6 million is going to debt service, \$2.4 million is going for projects, and the balance of it is going for different housing programs.

Commissioner Coke said that is fine, she understands where he is going now.

City Manager Beach said with all of that having been said and all of them knowing what their circumstances are at this point in time, what they would like to do now is to go through these project by project to talk about status, to talk about where they are in the schedule. They have all of the staff folks here that are necessary to bring them all up to date. And once they get through all of this, that is the time they would like for the Commissioners to start talking to them about priorities.

Commissioner Nelson said Street Project #1, **Sunrise Boulevard and Ohio Avenue Roundabout**. This is the first of February. Did they complete it? Is everybody happy?

Mr. Jack Andrews, City Engineer, said they should be doing their final striping next week and will be opening up the project. They are real close.

Commissioner Nelson asked is Mr. Andrews saying on time, under budget, within specs, everybody is happy?

City Manager Beach said no, there is a lady there who is not happy. She wants higher hedges and they are working on that.

Mayor Benton said the bushes are about a foot short.

Commissioner Coke said they live in South Florida. Wait a short period of time, it will grow.

City Manager Beach said the status is that project is extremely close to completion. He hasn't seen any change orders. He is anticipating that it is coming in at the budget they have.

Mr. Andrews said they will have a change order, but that is for the utility work that the FPUA did under their contract, so he will be bringing that to the Commission to pay for the water and sewer but it will be reimbursed by FPUA.

City Manager Beach asked would the Commission like to have a dedication ceremony, a ribbon cutting on this project? Because it is really quite a beautiful piece of work.

Commissioner Nelson said he would opt out of that one. They would be setting precedent. There are several roundabouts in the area. They have never done that, let's not start now.

City Manager Beach said the **Indian River Drive, Avenue A, and FEC Railway Crossing Project** (Street Project #2). He doesn't know how long they have been working on that project, but as they know the roads are open. The only outstanding issues related to those have to do with the landscaping and the transfer of ownership from the State of Florida to the City of Fort Pierce.

Mr. Andrews said he is scheduling a final walk through with FDOT. They will be applying for reimbursement from them. He anticipates in the next 60 days they will have the transfer of the road.

City Manager Beach said once the City owns the roads, then the landscaping on the roads change. It goes from what they see to, there will be larger trees and things of that nature.

Commissioner Coke said when they talked about the landscaping on the roads, she knows they discussed this previously, that FDOT made them put those light poles so far back off the road. Not only do they have the light poles basically in the middle of the sidewalk, but now they have planters there. Is there some way without going into major construction that

they can have that beautiful sidewalk so they can use it? Her concern is that she gets calls all the time from people who are trying to get around down there with baby carriages or a young child walking next to them, they are not going to fit.

Mr. Andrews said let him explain on that one. The portion of the sidewalk Commissioner Coke is referring to on Indian River Drive between Avenue A and Orange Avenue. That section was originally designed with the anticipation that they were going to build a parking garage on the J.C. Penney parking lot and a parking garage on the Marina Square. The plans were set up that there was a walkway, there was actually a promenade behind the existing right-of-way that would facilitate these trees and the light posts where they were. As they know, that all fell through; but they could not change the plans with FDOT because that would have delayed the project so much longer. So they have the option of going in, they have room on both sides if they want to increase the sidewalk. After they get ownership of this road, they can go in and provide more sidewalk on the back of those trees to make it wider.

City Manager Beach said that is interesting. He hadn't heard this explanation before. It is easy to see the problem, but he had never understood exactly why they did it. It is helpful to understand that.

City Manager Beach said Street Project #3 is the **A-1-A Project** (U.S. #1 to Blue Heron Boulevard). They have all had regular status reports on that and he suspects their next status report is coming up.

City Manager Beach said **7th Street** (Delaware Avenue to Atlantic Avenue, Phase IV), Street Project #4, they have seen that they have torn up the street from Orange Avenue and it is going all the way to Delaware Avenue. Then there is an additional phase after that one which is Orange Avenue north to the Moore's Creek. And that will wrap that project up. That is another one they have been working on for quite some time.

Mayor Benton said let's just make sure they have the pumps working so they don't flood the neighborhoods like what happened several years ago.

City Manager Beach said Street Project #5, **Orange Avenue, Melody Lane, Atlantic Avenue** east of Indian River Drive.

Mr. Andrews said this is the roads immediately around the Renaissance building. They are considering entering into an agreement with the developer to pay a portion of that to redo the streets on the Orange Avenue to Melody Lane and the Atlantic Avenue side of that to complete that block. They have the same thing, Street Project #6, is **Atlantic Avenue** (Indian River Drive to 2nd Street). That will be a joint project with the County to redo that street in front of the Clerk of the Courts building. That is why both of those are on there.

Commissioner Becht said the developer has essentially taken over the north half of Atlantic Avenue for a staging area. He remembers they gave him an easement for his crane so he could operate his crane over the right-of-way, but he doesn't remember giving him an easement so he could take over half of the roadway. Forgetting that legal issue, he has torn the hell out of their road with the stuff he has put on there. Are they going to be sharing the expense or are they going to be dumping that expense on him?

City Manager Beach said his current intentions are to split this with the developer. He does not know that is the developer's intentions. He visited with him on this one on more than one occasion. His suspicion is they will simply require that he pay half of this cost.

Commissioner Becht asked can anybody answer the question if he has an easement to take over the roadway space he is taking over?

City Manager Beach said he is unaware of any easement. But they will typically work through the Engineering Department if they have to ease out into a right-of-way. Has anyone had any communication on that?

Commissioner Becht said they have eased out into it.

Mr. Recor said they have received telephone calls and complaints and Engineering Department and other appropriate staff are monitoring the creep of that fence.

Commissioner Becht said let him have his creep, but then he can sign a letter stating that he will pay for half or more of the road improvements around his building. If he won't sign the letter within a week, tell him to get his stuff out of their streets; because he thinks at that point in time he will sign the letter or almost any letter they send to him.

Commissioner Coke said she agrees. And she would question whether or not 50% is going to be enough to cover the damages. If they had started out with the road in its initial condition and looking to make improvements, she thinks he ought to be responsible for 50% of that plus repairing whatever damages there may be.

Commissioner Becht said he would defer to staff. The road they are talking about is on the east side all the way around the Renaissance. But that road did not have, as he recalls, pavers wrapped around it, it did not have underground utilities, it didn't have the street lights, and all that. So if they fold that into the project cost and he pays half of that project cost, then that would be more than simply paying to repave the half of the road he has taken.

City Manager Beach said that is their intent. The way they will enforce that is they will not authorize the work to get underway until they have that signed agreement.

Commissioner Coke said Commissioner Becht has a very valid point. She thinks all too often in life they say that is their intent and then they allow this building to be built and utilized and they don't have a signed agreement from them; and then after it is all over and done with, the developer is going to say no, he is not going to agree to pay 50% of it. And then they say they won't give him a C.O., and the City looks like the bad guy. She has said for five years sitting here that she thinks they ought to take a more proactive rather than a reactive approach and this is just a perfect example. They had an excellent suggestion from Commissioner Becht that they approach it and resolve the issue and the problems now by getting an agreement from him and she thinks personally that they ought to move forward with that now rather than wait until later on when they have no recourse with the gentleman.

City Manager Beach said that process is under way. He is reasonably sure that Development Agreement will have to come before this body, so they get another bite of it.

Commissioner Coke asked along those lines, did the County ever sign their agreement saying that they would put Atlantic Avenue and the area they are utilizing back to its original standards?

Mr. Ward said that Interlocal Agreement has not been executed yet although it is on his desk. They are working through the details for the property exchange with the County. However the County's proportionate share of restoring Atlantic Avenue is \$100,000 as agreed upon by the former City Engineer.

Commissioner Coke asked does Mr. Ward know if that \$100,000 is...?

Mr. Ward said part of that is resurfacing.

City Manager Beach said the \$100,000 was simply to repair whatever they tore up. This project here is a complete reconstruction as they see the rest of the streets down there.

City Manager Beach said Item #7 under Street Projects is **Streetscape Replacement**. Is that complete?

Mr. Andrews said yes, that was for replacement of street lighting.

City Manager Beach said so that is a completed project.

Mr. Andrews said that is a completed project. He does need to bring back to the Commission to reimburse the FPUA for the purchase of those lights.

City Manager Beach asked is that those letters he keeps getting from Bill Thiess?

Mr. Andrews said this is another invoice they just got.

Commissioner Alexander said he had requested at one time along with replacing of those lights that they do a survey of this for the community. Has that been done?

Mr. Andrews said yes. They are probably about 95% done with that. They went through and identified all the lighting, locations, types, and everything. He does have that information.

Commissioner Alexander asked is he saying everything is adequate?

Mr. Andrews said this is just for the inventory, not for the lighting requirements.

Commissioner Alexander asked while they are out there doing the inventory, wouldn't it make sense that they know that is adequate lighting? The survey was requested over a year ago. This is what this is for, replacement?

Mr. Andrews said this was a replacement of hurricane damaged material.

Commissioner Alexander asked do they know if there is adequate lighting? Was there a survey done on that lighting?

Mr. Andrews said not particularly for the photometrics. The survey they accomplished was for the identification so they could go back in case of another disaster to replace them. There was not a photometric study.

Commissioner Alexander said he still has some concerns of the survey in certain parts of this City. They can't even hardly see a couple hundred feet in front of them without there being an overcast or shadow and that is kind of scary. Even coming into the City, some of these thoroughfares in the City are not doing that.

Commissioner Coke said they approved that study. Mr. Arias requested a lot of money to hire an outside group to come in and not only count all their street lights, but to measure them to be sure they were illuminating enough of the street and at a high enough wattage. That was a year or so ago they approved that study.

Commissioner Alexander said they had to assess the damage. So how do they know what was damaged?

City Manager Beach asked would Mr. Andrews bring back wherever they are on that study and put that on a Commission Agenda for discussion and get a status report and try to figure out what they have done? Under Street Projects #8, **Asphalt Overlay**, could Mr.

Andrews describe where they are on that and where they have been and what they have completed and what their next step is?

Mr. Andrews said in their asphalt overlay they entered into the FPRA portion of it, the \$1 million. They are probably 60% through that right now. They did some areas up in the northwest section and working toward the east. They also went over and did some of the streets over on the beach. And probably within the next 60 days they will be finishing up that \$1 million that they had identified for this fiscal year and probably be coming back for another one and will continue on the resurfacing project.

City Manager Beach said he has seen the work out in the northwest area. They have apparently resurfaced all of the streets through the various Fort Pierce Housing Authority properties. They are doing a very good job with it. It looks good.

City Manager Beach said a lot of the following Street Projects (Items #9 through #28) are basically a combination of storm drainage and street rework that the Commission authorized through the Stormwater Management Utility Bond.

Commissioner Nelson said Item #9 for example, **12th Street** (Avenue O to Avenue M) as he envisioned that, it intersects with the area which Commissioner Alexander had some concern over the years, that is 13th Street to 12th Street. This might be a misprint because the delineation they have there now is from Avenue O to Avenue M down 12th Street. That is north of Avenue O where they have a severe problem in the area and the problem in that area is from 13th Street to about 11th Street or 12th Street. Is this a misprint? They talk about doing things in various project areas. And he agrees with the City Manager that they have all done a fine job in those areas. But the one that stands out clearly and is a great impediment to the mobility of the people in the area is from 13th Street to 11th Street on **Avenue O**. The pot holes in there. There is a catch basin at the intersection of Avenue O and 12th Street that is a chronic problem. He thinks they need to do something with that. He definitely would like to see that area on Avenue O from 13th Street to 11th Street included in there as soon as possible.

Mr. Andrews said this is not a misprint, but this includes that intersection at Avenue O and 12th Street, to replace that pipe in there. But that also extends to the south behind that park and includes replacement of that line. They have numerous sinkholes back through there where they had pipe failure.

Commissioner Alexander said there is no road in there at 12th Street.

Mr. Andrews said yes, but the stormwater pipe continues on through there and through that right-of-way. This is the project to replace that whole run down through there.

Commissioner Nelson said the problem they have on this particular instance is Avenue O from 13th Street eastward. There is right-of-way going south of Avenue O down toward the park area. There is no road, there is a right-of-way. If they have a road going northward from the intersection of 12th Street and Avenue O, which is cited here, what are they addressing there - the Avenue O portion or the pipe and the 12th Street portion of it?

Mr. Andrews said this is addressing the pipe itself, the pipe replacement from Avenue O and 12th Street there at that bad intersection - to improve that, to get those sinkholes out of there, to do the pipe run to the south to replace that. The resurfacing will be taking care of the section between 13th Street and 12th Street. As soon as they get this repair fixed, they will come in and resurface that, because they do have a lot of potholes, but those are not because of pipe failure. At the intersection is where they have the cause of the pipe failure in there that is the worst part of the road.

Commissioner Nelson asked they are going to do all this for \$180,000?

Mr. Andrews said yes, this is the replacement of that pipe.

Commissioner Nelson asked what about paving the road?

Mr. Andrews said paving the road will come under resurfacing, the asphalt overlay (Street Project #8).

Commissioner Becht said for Street Project #13, is there any time table coming in on **Depot Drive and Boston Avenue**?

City Manager Beach said it is proposed for the next Fiscal Year 2007-2008.

Commissioner Becht said there is a correlation between that project and whether they do or do not buy the County parking garage. If they do buy the County parking garage or it is given to them, whether they decide to proceed to build two stories on it. Because if they are going to put two more floors on the parking garage, it is his expectation that they are going to need the road for staging.

Mr. Andrews said he is correct.

Commissioner Becht said the other issue he had, Mr. Beach recently showed him plans for a **flyover** from U.S. #1 dropping down into the Port. He mentioned it in the context that the County was supposed to do it, but they haven't. He wonders if they should consider adding it to their street project list here?

City Manager Beach said that may be appropriate.

Mayor Benton said he thinks they have talked to the State about that also.

Commissioner Coke said the County had State funding for that at one point in time. She doesn't know if that is a project that the City could apply for.

City Manager Beach said the County had State funding for design. Senator Pruitt, before he was Senator Pruitt, got them resources for the design of the flyover. He really can't tell them why the County has not followed through with that. They have now taken those same resources and rededicated them to North 2nd Street and there will be something coming before the Commission before too long having to do with the reconstruction of North 2nd Street through that area using those resources that were originally dedicated for the flyover.

Mayor Benton said because they wanted to tie the Port into Airport Road into the Airport Industrial Park and also talking about an Interchange on I-95 at Airport Road.

City Manager Beach said he thinks that flyover is a very important element of the development of that waterfront.

Commissioner Alexander said they are going into that marine industry down there and he thought just a couple of months ago they brought up about the flyover and they said that wasn't feasible.

Mayor Benton said he thinks what they are looking for, there is supposedly a charrette going to take place in 30 to 60 days encompassing that area from Taylor Creek north to St. Lucie Village.

Commissioner Alexander said the bridge and the railroad trestle.

Mayor Benton said right. He thinks they were looking to whatever came out of that Charrette to decide where they were going to go with it.

Commissioner Alexander said they should make sure to go in that direction with the flyover as well.

Mr. Margotta said he thinks what they are talking about is a connection from the Port to U.S. #1, whether it is a flyover... Of course, they have a whole bunch of other things to consider with the railroad tracks. He thinks like a lot of projects, in their minds they thought the flyover is the answer. He thinks facts have changed and also the State has redirected its funding to look at 2nd Street and those issues are kind of coming to the surface. The Mayor brings up the Taylor Creek Charrette. He thinks it is a good time to readdress that connection to the Port area. It might be a fly-over, it might be a good way to do that. But he is just trying to say it is a really appropriate time to bring it up. They have to put it in their mind that it is a connection between U.S. #1 and that northern area of the Port as opposed to just saying it is a flyover.

Commissioner Becht said then what he is asking and see if he can get any consensus here, is that they add an Item #29 for a **U.S. #1 & Port Connection**. Whether that is a flyover or a trolley or a jet service or whatever, he would just like to have it on the project list.

Mr. Margotta said coming out of that planning effort would be the appropriate way to identify it to put it on the Capital Improvement Program. Of course, it is the City Commission's Capital Improvement Program and they are more than welcome to put it on there. But they don't have a funding source assigned. They don't have it identified, the scope of the project. They just have something in name with no actual monies.

City Manager Beach said they have had some research on this done in previous years and he would suggest that they add it to this plan. What they would do is show FDOT as a source of funding for this. Whether or not that would materialize would depend on lots of things.

Commissioner Nelson said they are talking about a U.S. #1 to Port connection.

Commissioner Becht said that is what Mr. Margotta has recommended and he concurs.

Commissioner Nelson said they are not talking about any specific street other than U.S. #1.

Commissioner Becht said right. He has the benefit of having seen in the last week a charrette product which did show a flyover. Mr. Margotta is saying that may or may not be appropriate now. He is not married to the idea of a flyover, but he saw on a map an artist's rendition that dropped down into the Port and actually had a connector coming up from 2nd Street. He is not married to any specific idea other than the concept of connecting the Port to U.S. #1 via something that is going to help get it on the tax rolls at a higher use than what is sitting there now is doing.

Commissioner Nelson said his concern is looking at the impact it would have on the properties on the west side of U.S. #1.

Mayor Benton said going into this charrette the discussion is possibly eliminating the Old Dixie Highway Bridge. So maybe that would be the flyover from the north side of Taylor Creek down into the Port. A lot of things can be done with that bridge gone. They will have to work with the FEC Railway too.

City Manager Beach asked what they are suggesting is that during the discussion about how to deal with that issue, that entrance to the Port would be part of that same discussion?

Mayor Benton said right. He thinks the discussion has been what do they do with these possibly two bridges, because incorporating the east side of U.S. #1 and the west side in this charrette, some type of flyover there so people could get underneath the bridge. They are talking about some real nice things there.

Commissioner Coke said Street Project #8 (**Asphalt Overlay**), she had discussed previously last year or the year before that not doing a continuous asphalt overlay and related improvements was kind of like buying a new car and not putting oil in it. She knows they had budgeted two years ago, she believes, money to do these type of improvements outside of the FPRA area. She sees they have budgeted for the next four years \$1 million a year inside the FPRA area and she is very happy to see that. But she would like to point out to everyone that they have streets that are not in the FPRA area; and if they don't dedicate something to maintaining them, then they are just wasting their money and they are creating a big problem.

Mayor Benton said he is wondering can the Community Development Block Grant money be used for roads?

Mr. Margotta said for certain roads.

Mayor Benton said maybe they should consider trying to find something out of CDBG funding for that, if possible.

Commissioner Coke said she would like to see them having something outside of the FPRA area scheduled on an annual basis.

Mayor Benton said he would agree. They can't leave the rest of the City out.

Commissioner Becht asked can they add that to the list?

City Manager Beach said they could add it to the list, but it would have to go under one of these categories that is called unfunded. They haven't identified how they would fund that.

Commissioner Coke said but if they don't add it to the list, they will never get it on there.

City Manager Beach said he is assuming they have those streets identified, so they can come up with the figures fairly easily; but the money would be a different thing.

City Manager Beach said they have jumped around a little bit. Street Project #12, **25th Street Utilities Relocation**. They are partnering with FPUA on undergrounding the 25th Street utilities. They have shown that to be funded in 2007-2008. Whether that evolves or not kind of depends on the Department of Transportation.

City Manager Beach said Commissioner Becht had addressed Item #13, **Means Court** (Avenue E to Moore's Creek). That is something that is being designed in-house. Can Mr. Andrews tell them the status?

Mr. Andrews said they are 90% completed with the design. They can go to construction shortly on that.

City Manager Beach said that project is intended to tie in to the Moore's Creek area. It is tied to the Linear Park and it goes from Avenue E down to the Moore's Creek. Is that the one that goes by the Police Station and the Bett's building?

Mr. Andrews said yes.

City Manager Beach said **5th Street** from Orange Avenue to Avenue A (Item #15) is a project that he doesn't think has ever been in front of the City Commission. It has to do with this area over behind the Arcade building. Is that being designed in-house as well?

Mr. Andrews said they have a survey. They really haven't started on the design yet, but they are going to do that in-house.

City Manager Beach said **10th Street** (Citrus Avenue to Orange Avenue and Orange Avenue to Moore's Creek) appears to be a stormwater project. There are four different phases to **13th Street** addressed in this plan. What he would like to point out is that the Commission has authorized, and they already have design contracts, on those four phases of 13th Street; and those are identified to be spent in 2006-2007 for the design itself.

City Manager Beach said Item #21, **Avenue I Corridor Improvements** is another project that they have design engineers working on that. They have allocated \$375,000 this year toward that.

City Manager Beach said **Avenue D** (25th Street to 33rd Street) was added some time ago. However, they don't have designers working on that. They have communication in to St. Lucie County asking them to participate on it. To his knowledge, they haven't received a reply on that.

Mayor Benton said maybe they should do a follow-up on that. Because just like the other project on Avenue D, it was a partnership. It is a County road. Let's push them a little on it.

City Manager Beach said the last communication he saw was within the last two weeks.

Commissioner Nelson said he saw one in the last two or three days. He was talking to the County folks on a sidebar this week. They didn't seem adamantly opposed to it. But be mindful of the fact that they have the Human Development & Resources Centre breaking ground out there hopefully on Monday, February 5th. It is very important that they get that portion of the street done to make it match up with the rest of Avenue D eastward. As the Mayor indicated, it is a County road. Let's insist on the County making some contribution. For the City to have to put up \$1.4 million to fix the County's road, he doesn't think it is really appropriate. With a little diplomacy from the Commission and arm twisting and threatening, they might get the County to come forward. They should do it in a timely fashion too, because that HDRC center is going to require and cause a certain amount of impact on that road.

Commissioner Becht said if they could make sure that the letter is copied to County Commissioner Joe Smith, then he thinks they won't have to twist any arms.

Commissioner Nelson said he talked to him about it last week.

Mayor Benton said at one of Commissioner Nelson's meetings about the HDRC, maybe he could convince IRCC to also put a letter together also, because they are a partner in this project and it would benefit them, and they have a lot of influence too.

Commissioner Nelson said that is a good idea, he will do that. As a matter of fact, if he sees that Centre ground being broken and there has been a forecast it will happen on Monday...

Mayor Benton said they have already broken ground. They had shovels out there.

Commissioner Nelson said hammers now.

City Manager Beach said Item #24, **Indian River Drive** (Avenue A to Seaway Drive) is basically the completion of Indian River Drive out to A-1-A. He sees here they have \$115,000 allocated this year.

Mr. Andrews said they were anticipating having design work on that this year. They have not yet issued a contract on that. There has been limited correspondence with the County.

City Manager Beach said there is a request that was sent to the Mayor for an easement down on Indian River Drive. Mr. Andrews drafted up a map that showed where that was going. What is that about and what is that going to do to impact the road and its design and all of that?

Mr. Andrews said that will not affect the road design because that easement is actually into Indian River Memorial Park. It extends 30 feet into the park area.

City Manager Beach asked why is that? Why are they doing it in the Park instead of in the right-of-way?

Mr. Andrews said that is for the connection of the force main from the County, from the northwestern section to come down and tie into the U.A.'s lift station plant.

City Manager Beach said he understands that. Typically something of that nature would be constructed within the road right-of-way.

Mr. Andrews said the only problem is, they have a lot of different things in there. They have underground utilities that were recently put in there, where they put the high tension wires underground.

City Manager Beach asked is he saying that it would not fit within the right-of-way of Indian River Drive?

Mr. Andrews said yes.

City Manager Beach said okay. That is something that is certainly going to tear up the Park again.

Mayor Benton said he couldn't believe that he received that letter just as the new sod... They dug that up, the sidewalk has been dug up how many times? Now it is going to make the City look bad because it is going to look like they didn't orchestrate this and do it all at one time. Then they want to go right through the middle of the parking lot at the Manatee Center.

Commissioner Coke said put a sign up that says it is a County project.

Mr. Recor said one of the things that Mr. Margotta is going to talk to the Commission later about it, it has to do with just that. What did Mr. Margotta characterize it as?

Mr. Margotta said economy of scale.

Mr. Recor said they are going to look at that internally, but obviously they have identified the need to look at that externally as well with both the FPUA and the County.

Mayor Benton said he can't use the language he would like to describe it with up here.

Commissioner Coke said when they talk about things like that, she has major concerns about doing that type of thing and disrupting their parks again. First of all, she doesn't like

looking stupid. This is definitely not going to reflect on the County and it is not going to reflect on the U. A. Everybody is going to drive by and say, look at the City of Fort Pierce, they are stupid again because they couldn't plan it better. She is not saying that they are, but she is saying that is how it is going to come down. And with that type of thing she would agree with Mr. Beach, it needed to be designed better or something else so it could fit in the roadway. Now they are tearing up a park and everything else again.

City Manager Beach said if they could get it in the roadway, what that would give them is a reason to reconstruct the road at the same time.

Mayor Benton said and make the County partner in the cost. That has not been approved yet, it is just a request coming to the City Commission. They have come to the north side of the bridge. He saw the pipe has been put in the ground he believes.

City Manager Beach said he is sure what Staff will do is explore alternatives that may exist. It may be a fact that they can't get into the road because of everything that is in there. But they will look it over. They should look at alternatives and see what they can come up with.

City Manager Beach said Item #26 is **Fisherman's Wharf Deck and Street Improvements**. This is a project that was designed probably five years and the Commission has just never chosen to move forward with it. He thinks this particular project will become more relevant over the next year when they start talking about the property acquisitions at Fisherman's Wharf and what they hope to achieve there.

Mayor Benton said knowing the interest in that area by the developers that have been talking to the FPRA, maybe this is an expense they can incur incorporated into their project, because they are talking something big there.

City Manager Beach said **17th Street** is another development project from Avenue I to Orange Avenue. That is one he believes they were trying to do in cooperation with the school system in order to improve the entrances to the different schools.

City Manager Beach said **Avenue D** from U.S. #1 to Indian River Drive, they will all recall when they reconstructed Avenue D they stopped at U.S. #1. This was added in here. It is not anticipated for construction for several years, but that is also part of their street program.

Commissioner Nelson said let him back up a second to 17th Street. He was in Orlando last week and they talked about the **Safe Route to Schools Program** and he brought some information back. Is there any way they can incorporate in that data? He gave some to Mr. Andrews. They discussed it at the MPO, wherein they can get some portion of some \$28 million for making their sidewalks and routes to their schools much safer. Was he able to find out anything on that to determine whether or not they can apply for those funds? He got some feedback that might be relevant.

City Manager Beach asked has Mr. Andrews reviewed that information yet?

Mr. Andrews said he went through that. He has not sat down with Marty Sanders from the School Board yet. Mr. Sanders has a list of different sidewalks and 17th Street is part of that. He needs to go over that with him.

City Manager Beach asked if Mr. Andrews would, copy that information to Christa Razem (Grants Writer) and also have her review it and let's see what opportunities might exist there.

Mayor Benton said back to Street Project #28, Avenue D, now that they have put the utilities underground so that development there on Indian River Drive and Avenue D can be

built, with the amount of traffic that is going to generate, because he knows the plans were bought with the property, the City has made their commitment. He would hope they can have that developer at least cover that block there.

City Manager Beach said he could see that occurring with the amount of property that is available for that.

Mayor Benton said with the amount of condos they were talking about at one time. But now the City has spent millions of dollars putting those utilities underground, hopefully the developer can cover the cost of road improvements.

Commissioner Nelson said let him finish up the point he wanted to make about 17th Street and the grant program the Safe Route to Schools Program. There is a deadline on that. February 28th it has to be submitted. There is some \$28 million to be spent within the seven districts and that means the seven districts would be eligible for \$4 million each and they would be competing. The people over at the School Board, in talking with them, indicated they were prohibited from making an application for the grant. He got some other input from the school people were saying that they are already working on it and they are going to be applying for it. So it is important that they finalize it because at the MPOAC (Metropolitan Planning Organization Advisory Council), recognizing that the schools were minimally involved in building roads and sidewalks and all that, and that the counties, the cities, and the MPO are maximally involved, that the City should in fact be authorized to make application for those funds. That is what they recommended from the MPOAC level. Hopefully they can get in bed with the MPO to make this happen.

City Manager Beach said they will follow up on that.

Commissioner Coke said one point along those lines, it is her understanding that at this juncture the only people who can apply for that grant is the School Board. And the School Board, from discussions she has had with them, said they are applying for that grant and they are going to utilize it for bicycle safety programs and other programs along those lines; and that they are prohibited from applying for any grants for infrastructure, sidewalks, etc. So she doesn't think that the City or the MPO will be able to change the ruling on who can apply for it between now and February 28th. She doesn't think the School Board is going to utilize whatever funds they get for sidewalks this year. But she thinks now would be the time that they should be addressing this issue and seeing if they can't between now and next year when the same funding will be available...

Commissioner Nelson said he is not sure it is going to be available next year. This is the first time the Federal Highway Administration has in fact authorized these funds. Whether they are going to continue that, he does not know.

Commissioner Coke said she doesn't see the Federal Government changing their policy between now and February 28th.

Commissioner Becht said Commissioner Coke said the City can't apply for it, the School Board has to apply for it.

City Manager Beach said he did want to add one more thing he failed to mention on 17th Street. That is another project that the Commission authorized design contracts and that project is under design. That is an important step.

(The Commissioners took a break from 10:50 to 11:05 a.m.)

City Manager Beach said their next issue on the 2006-2010 Proposed CIP is Property Acquisition. He has asked Mr. Ward to put up a map of the **Fisherman's Wharf and Port Area** so he could discuss that subject and give them an update of where they are and how

that is progressing. If he would, give the Commission some indication of what they have determined in regards to some of the appraisals and in the availability of some of that property.

Mr. Ward said for overall orientation of the Port are in general, the area they are talking about for Fisherman's Wharf is down there on the lower portion of their picture and the larger Port area and then the area up above illustrates the SFE property, the Southern Film Extruders property, which they acquired earlier and they have already closed on that. The area today he thinks they are focusing on primarily is Fisherman's Wharf itself. They are looking at a collection of property. All of the property they are considering right now is the property east of 2nd Street and south of Fisherman's Wharf. And they can see there is a collection of property along here (Mr. Ward pointed to the map). For instance, this property on the wharf and those two small spurs here at the end of Fisherman's Wharf are owned by one entity. They are estimating that will be about a \$7 million item. Next to it along Fisherman's Wharf there are two parcels, the former site for the Toucan's Restaurant, and then the other area here is owned by M&M or Jay Mitchell. Both of these parcels and that parcel includes not only the uplands, but also this marina. He thinks it a 42 slip marina is part of that, a submerged land lease goes along with that. They have an appraisal of \$5.8 million. \$5.7 million has already been agreed upon to pay from the FPRA Board. So something close to \$6 million for that. The next two parcels going west are the former site of the old Fish Monger Restaurant and a vacant parcel on the corner. An appraisal came in the day before yesterday at about \$1.3 million for both parcels, they are asking \$2.5 million, so it will come to a point of discussion. But it is not appraising nearly that, it is about \$1.3 million for the appraisal. Below that this large lot here is the parking lot that is owned by St. Lucie County. St. Lucie County also owns two parcels across the road from it and that is the off-site parking for the Black Pearl Boat Ramp. The City at this juncture owns the Black Pearl Boat Ramp, but they are in a long-term lease with the County on that. Whenever they trigger this thing, they will have to be closing out their lease with the County and taking that ramp over. The last piece on Fisherman's Wharf itself is the hole in the donut here, it is the old Ramp Restaurant. It is coming in something in the neighborhood of \$800,000 on its appraisal. Then they have the property that is across Indian River Drive, between Indian River Drive and 2nd Street. Again, the County owns the area here. This is Mother Tucker's Restaurant in the hole. These three parcels at the bottom are owned by the fellow who owns the Captain's Galley, he is asking about \$3.5 million for those. They have ordered appraisals, but the appraisals haven't come in on all of these sections west of Indian River Drive, so he can't definitively start talking about the money on that yet, but they have some estimates on it.

Commissioner Coke said she could be wrong, but she thought they had discussed that prior to pursuing anything west of Indian River Drive they were going to sit down and look at all of it.

Mr. Ward said yes, and that is what they are doing today. They haven't made any offers to anyone.

Commissioner Coke said but they are getting appraisals, which is going to cost them money.

Mr. Ward said they are informing their decision. The best example would be the group that owns the old Fishmonger site. Every time he talks to them, they say they are happy to sell it for \$2.5 million. Well, there is no point in even talking to them at that point, the appraisal is something like half of that.

Commissioner Coke said she understands that. Her concern is, she thought they had a discussion at an FPRA meeting that they were looking to acquire the property east of Indian River Drive and that they weren't going to look at anything west of Indian River Drive, which would include in her mind spending money on appraisals, until they decided if it was

something that was a viable option and that this Commission or the FPRA Board wanted to pursue.

Mr. Ward said he thinks they discussed both issues.

City Manager Beach said his recall of the discussion was that they wanted to withhold making a determination as to whether or not to go that direction, to take this west property.

It may have been a bad assumption on staff's part, but they assumed the Commission's thinking had to do with the cost of the land, and they needed to understand what that is before they could make the decision whether to take that property or not. And that is why the appraisals have been...

Commissioner Coke said she doesn't know what everyone else's thinking is. She and Mr. Ward had sat down and looked at all of this; and it was her understanding when they first began talking about it that there were enough players that were interested that if they were able to assemble this, it would be an easy flip and the development coming in right away. As they talked earlier, there is only so many dollars in the pot and she thinks what they are looking to do is get things equitably divided with investments. Her concern would be, if they are pursuing something west of Indian River Drive and they haven't been able to establish themselves east of Indian River Drive, they are committing to something more that is going to not allow them to do things in the other areas. Her point is, when she and Mr. Ward sat down and talked, she agreed with him about looking to acquire the property east of Indian River Drive. The first she heard they were even looking west of Indian River Drive was at an FPRA meeting. So she has some concerns that they are looking to pursue that. In the meantime, they don't have funding sources for all the projects they are going to need to fund, but they are looking to spend more money in land acquisitions.

Mr. Ward said the reason for looking at this is, they have also had interim discussions with potential developers which he doesn't want to name in this public forum. However, the potential developers, one of which he had a number of discussions with, has indicated that he would need more land than that; and as a matter of fact, the footprint including the area west of Indian River Drive between Indian River Drive and 2nd Street, is still a very small parcel in their estimation. But to do everything they want to do including parking facilities and potential marina facilities and that sort of thing will require that amount of land. So they were proceeding with the idea that they needed to get enough information to inform them about what those potential costs were going to be. In point of fact, he has a letter, it is not a commitment letter, but a letter of interest from this developer indicating they would consider this to be even a Phase I of a larger port development. So in doing this, he is just trying to assemble a complete picture so they can intelligently deal with negotiating with these folks. So if he has overstepped his bounds, she has his apology.

Commissioner Coke said it is not a matter of overstepping his bounds. What she doesn't want to see is get tied up where they are not going to be able to pursue anything else. That is her concern.

Mayor Benton said he thinks that \$25 million from Florida State Sunshine Fund was going to be used for this.

Mr. Ward said the \$25 million, he has sat down and put together some numbers estimating the cost of all of the property east of 2nd Street and south of Fisherman's Wharf, and it would cover that and the SFE property.

Commissioner Becht said if he heard correctly, all the appraisals are in for east of Indian River Drive. Is that correct?

Mr. Ward said no. He doesn't have the appraisal in for the River Marina parcels, these three, yet. He does have the appraisals on everything else.

Commissioner Becht said they are asking \$7 million for the point. So let's add \$7 million to what the appraisals are. What is that number?

Mr. Ward said \$7 million and \$6 million here is \$13 million, \$14.5 million, let's call this \$15.5 million. The City already owns this piece. And the County would probably be amenable to some sort of swap, so he doesn't know there would be necessarily money involved. So that is about \$15 million and change, call it \$16 million.

Commissioner Becht said which excludes the County parcel. They still have to cut that deal. Consistent to what Commissioner Coke said, he is apprehensive about going west of Indian River Drive. At this juncture it has been his experience that the larger the parcel they assemble, instead of increasing the number of buyers, they are going to decrease their number of potential buyers. They have ten buyers for that which is east of Indian River Drive; but when they pull in that which is west, they may eliminate some potential buyers. If the guy or group that has given Mr. Ward the letter of interest needs that much of a bigger parcel, then he can acquire it independently. The City/FPRA will have assembled the heart of it; and if the developer needs to pick up the peripherals, then he can do that. But he thinks they have sufficient acreage there to attract somebody's interest. And he is concerned, as Commissioner Coke is, about getting overextended.

Mr. Ward said again, all he is trying to do is be able to answer intelligently developer questions.

Commissioner Becht said he doesn't have a problem with Mr. Ward securing the appraisals for west of Indian River Drive. That allows him to make an intelligent decision to pursue or to not proceed with it. And it also he thinks gives Mr. Ward a club for those property owners that are east of Indian River Drive. Because if they think it is worth \$2.5 million, Mr. Ward has appraisals all around them that don't support that.

Mr. Ward said exactly.

Mayor Benton said after sitting in some meetings with Lloyd Bell and some County staff and one County Commissioner, there are certain groups that are looking for all of that property there. He thinks that is one reason why when they took that step on the west side. But he knows some of them are talking all the way to U.S. #1.

Mr. Ward said they are having renewed talks with the County. He has gone and visited with the County Administrator and subsequently visited with a number of staff on this. And the conversation he has had with the County is, the County has asked is a better location for a potential hotel Fisherman's Wharf or Harbour Pointe? He has said Harbour Pointe would be wonderful. However, the County has been asleep at the wheel for about ten or twelve years now and they have shown no indication of waking up any time soon. Because even in their conversation that day, Mr. Anderson would say they have all this time, they can wait, wait, wait. And he would disagree with the County from the standpoint of the City of Fort Pierce, they are not prepared to wait another 20 years to start a project. So as a result of that, County staff has come to City staff with a renewed desire to start marketing the Harbour Pointe parcel as well, which again will bring into play this whole flyover scenario that they were discussing earlier today. So the County is actively going to start marketing that again and that really puts a whole new bloom on the rose with looking at this.

City Manager Beach said he thinks this particular project is an important project as it relates to downtown Fort Pierce. As they go further north and get out into the Port, they are going to have to be very careful about the decisions they make regarding what is constructed there and what that impact is going to be on the old downtown of Fort Pierce. They can tie this Fisherman's Wharf project to downtown through pedestrian traffic and foot traffic and parks and everything else. When they get further north, that becomes more complicated.

He wanted them to have that discussion and to see where they were on that subject. Again, the revenue to do this is anticipated from the Sunshine State Loan Fund. If for any reason that does not materialize, they simply would not be able to go forward with this. They don't expect to have any difficulty with it, but they don't know until they have it in the bank that it is going to work.

Commissioner Nelson asked they have a consensus that they want to continue to pursue acquisition of those properties east of Indian River Drive and over to Fisherman's Wharf and back southward to Seaway Drive?

Mayor Benton said he believes that is the case. They are just waiting to see if they can get this funding. When will they know for sure?

City Manager Beach said they seem to be hitting these little road blocks one at a time and then they don't realize there is another road block until they get past the other road block. As an example, the outstanding debt they have with the City of Fort Pierce is insured by two different insurance companies. Their financial consultant spent two weeks trying to get authorization from their primary insurance company to move this forward. They got that authorization. And then as they started to take the next step, they found that they had another insurance company that has some old bond issues that they have to get an agreement from them on how these calculations are made. They keep saying any day they will have it. He thinks this Monday they are supposed to get the one from Ambach. Who is the other one, is it FGIC? (Financial Guaranty Insurance Company) That is the other insurance company. That one should come in within the next week as well.

Mayor Benton said his concern is that they have some antsy property owners that are ready now and he would hate to have a third or fourth party to come in and purchase this property and bring the numbers up where everything falls through.

City Manager Beach said he is not sure if he adequately explained where they were. The Sunshine State Loan Fund, they have approved it, the agency that manages that has approved that \$25 million loan. The only thing they are working through are the technical compliance issues that relate to municipal finance.

Mayor Benton asked do they have any contracts on those properties?

Mr. Ward said they have currently been negotiating on the M&M property, this section of the uplands and the marina. They have had a number of conversations with the owner who pressing them to get into contract with him. It is his intention within the next week to give him a contract, but it will be contingent upon their being able to receive this funding. He has explained to him that it is contingent on this funding resource. They had the money, but they committed to the Rollins property that took a \$6 million bite out of their budget, so they are going to have to secure that new funding. But contingent on that, they are going to close with him.

City Manager Beach said that is the end on that subject. They have closed on the **Rollins Property** and that is shown here under Property Acquisition (Item #30). Typically when they finish up one of these projects, it comes off of this list and goes on to another list; but he wanted to have this in front of them to make sure they recognize where their FPRA resources went.

Commissioner Nelson asked on the Rollins property, are they just going to sit on that?

City Manager Beach said his understanding is that the property was acquired by the Commission to keep it in public ownership. There may be some development proposals made on that site and some improvements.

Commissioner Becht said he believes staff sent out memos to the Commissioners in their packet that included that the Planning Department was looking at what they could and could not do there. The Planning Department is already looking at various ideas on what can be done.

City Manager Beach said but to answer Commissioner Nelson's question, his understanding is that it is going to remain public. That will not be flipped to a developer.

Commissioner Nelson asked but are they just going to sit on it? He is delighted to hear that some plans are being made for development of some sort and it does not include selling it per se. But on the other hand, if they keep it in public ownership as opposed to private ownership, there will be minimum returns. Whatever they are going to do with it, let's make plans to do something with it in a very positive way.

City Manager Beach said those proposals will be brought to the Commission at the time they are developed.

Commissioner Alexander said they can maybe consider a water park over there for the children.

Commissioner Coke said she must have missed that letter that the Planning Department is looking to see what they can do with it, but she doesn't know how the Planning Department can be looking to see what they can do with the property without bare minimum input from each one of the Commissioners and input from the public. She thinks before they spend a lot of time, effort, and what it boils down to public funds, any time any Department or City employee takes on a project that doesn't have the approval of this Commission or input from this Commission, they are expending public funds not in a wise way. So she thinks if they are looking to see what they can put on there or what they are going to want to do there, they need to bring it up at a meeting and either schedule a charrette or get some input from the Commission about what they are looking to do.

Mr. Matthew Margotta, Director of Planning, said he thinks he needs to clarify something. He is not really certain where Commissioner Becht became aware that the Planning Department is looking at this. But in conjunction with other Departments, it is normal for staff to discuss things and some various issues, and get something together to bring to the City Commission so they can go forward. It is normal for staff to coordinate their efforts before they speak with the Commission to get some direction. They kind of have to have their homework done and that is all they are doing right now. So there is no direct idea like they are definitely going to make it this or whatever else, it is not even a project really.

Commissioner Coke said her concern is that she doesn't want to see this Commission or the public become disenfranchised from any of these processes. She sees they have a beautiful sign up on the Rollins property that says - Future Home of South Jetty Park. That may have been an intention, but they have not made a commitment to anything over there to the best of her knowledge. She thinks their intention was to keep it public, but not to say that is what they are looking to do. The only thing she is saying is that there needs to not be a full-speed ahead movement from any department in her opinion, but she is only one vote, without input.

Mayor Benton asked can he explain? He was at that meeting. He did not orchestrate the meeting, but he was there. He thinks all they were looking for is some ideas, not to incorporate into the park, but mainly with the road system there ...

Commissioner Coke asked what meeting? Did she miss a meeting?

Mayor Benton said they all couldn't be there. This was a staff meeting that he sat in. What they were looking at is having a couple of conceptual plans just with the road work and

additional parking that they could bring and possibly show at the charrette that they are going to have on the 26th. He told them they are not doing anything without public input, but it is nice to have something to start with.

Commissioner Coke said first of all, she is not aware of any charrette on the 26th.

Mayor Benton said it will be on the Agenda Monday night, the County has one scheduled with the Regional Planning Council. Just like the meeting they all had the other day, where that came from he does not know.

Commissioner Coke said she doesn't know either.

Mayor Benton said County Commissioner Craft had led the way with this and the County has negotiated with the Regional Planning Council. He thinks they will have a discussion Monday night.

Mr. David Recor, Deputy City Manager, said they have some very specific feedback for them for discussion and consideration on Monday.

Mayor Benton said by no means was anybody moving forward with any plans.

Commissioner Coke asked they are not televised today, are they? So before they are televised and before she starts saying this to a TV audience that everyone is going to hear, she will tell them all now that she is beginning to feel more and more disenfranchised by the staff at City Hall. She is not being kept apprized of what is going on. If there was a planning meeting where there were decisions made to move forward with some ideas, she is a phone call away and so is Commissioner Alexander and Commissioner Becht and Commissioner Nelson. So if they are moving forward with things, it would behoove staff and she thinks they have an obligation to at least send a memo to let them know what is going on. She is not saying they can't go ahead and do their jobs. But she has a responsibility to answer to the public; and to do that, she needs to be informed of what is going on here and she is not being kept informed on many different levels on many different issues.

Commissioner Nelson said he has to echo Commissioner Coke's comments. He thinks it very important that all of them be uniformly informed. If they don't get to interact with them personally, certainly they can send a memo out or come by their respective offices or call them on the telephone and tell them that these things are being contemplated. It is really awkward to have the Mayor or one of the Commissioners be more knowledgeable of a project that is going on than the others. Of course, it is really embarrassing to have the public ask them something about what is going on in their City that they don't know anything about. For example, they did some surveying on 17th Street; and a citizen asked him, why are they doing a survey on 17th Street. He didn't know. Now they are telling him about a sign there on Jetty Park. He doesn't know anything about it. He never saw the sign. He has been there just recently and didn't see the sign.

Mayor Benton said the sign was put up just to let the public know that public dollars were spent purchasing the first park in the 11 years he has been sitting here.

Commissioner Nelson said he was one of the strong lead advocates for putting up signs to inform the public.

Mayor Benton said that is why it is there.

Commissioner Nelson said but there are some projects going on and the signs are not even up yet.

Mr. Recor said the FPRA made that decision.

Commissioner Nelson said the bottom line is, try to please keep them uniformly informed. And of course, they as Commissioners have to minimize their efforts going down and interfacing with the staff and influencing what they do and what they don't do. They have to watch that very carefully in his opinion.

Mr. Recor said he thinks they understand. The message is loud and clear.

Commissioner Becht said he is sorry he stirred up a hornets nest here, but he got a memo. It was not a conversation. He got a summary and it was very general and it was not a specific direction. It was just, they are looking at various options. The counterpoint is that when staff does come to the Commission and they did talk about what it is they want to do with the Rollins Park, he is going to be looking at staff and asking do they have any ideas? He is not looking to staff for direction, he is looking to them for ideas. He doesn't know how they keep all of the Commissioners happy, but that is not his job.

Mr. Recor said they will try to figure it out.

Mayor Benton said he was there listening. Public Works was there discussing it. He was there listening. But he got a memo about it and he is here most every day four or five hours a day and he just sticks his head into a meeting and asks questions.

Commissioner Becht said he is a little bit uncomfortable with the Mayor being there and any steering he may intentionally or unintentionally put into that kind of project. However, he knew they were meeting. He did not know the Mayor was in attendance at the meeting as either an observer or participant. He is a little uncomfortable if the Mayor is a participant because it does need all of them to have their input.

Mr. Recor said the memo is perplexing, because they all understand given Government in the Sunshine that they couldn't all be in the room to participate in the discussion. They will do a better job of keeping them all informed. But he thinks Commissioner Becht has characterized it correctly, and their Planning Director for that matter, it was simply an effort to get a proposal to bring back to them sitting as the FPRA for some potential ideas of what could be done with that property. They understand the message loud and clear.

City Manager Beach asked shall they go into the Parks Projects of the CIP? Item #31 is **Moore's Creek Linear Park** (15th Street to 7th Street). He knows that all of them are familiar with how long this has been on the drawing board. They have acquired almost \$5 million worth of property up and down Moore's Creek with the intent of turning that into a linear park and using it as a redevelopment catalyst for that neighborhood. They currently have identified almost \$10.5 million that will be going toward that effort. What percentage complete is the actual construction documents?

Mr. Andrews said they are at 90% completion on the design.

City Manager Beach said some of the issues they are confronted with. The existing design goes from 7th Street to 15th Street. There is a gas transmission line that exists on the creek bank from 10th Street to 15th Street that they are currently working with the owners of that gas line and trying to make a determination of whether or not to force them to move that now or simply wait until the power plant is abandoned and then they wouldn't have to reconstruct that gas line. Those discussions are underway now. What they are going to start construction on whenever the design plans are complete is that area between 7th Street and 10th Street that they don't have those barriers in. As they go beyond the 10th Street, hopefully they will have that gas line issue worked out.

Mr. Andrews said they are in for permitting with the South Florida Water Management District. One of the stumbling blocks they have is there is a submerged land lease from 7th Street to just past 8th Street and they need to expand that. That has to go through the

procedure of going before the DEP and the Legislation to increase their submerged land lease, so that is a time period that has taken a little longer than anticipated, but they are probably 60 to 90 days out for getting that resolved. But they can get permits to do construction between 9th Street and 11th Street, that is the only section that they have that they could start construction on.

City Manager Beach asked does Mr. Andrews anticipate this submerged land lease issue going through in what time period?

Mr. Andrews said 60 to 90 days.

City Manager Beach asked does anyone have any questions regarding the Moore's Creek Linear Park project, either funding or timing or anything of that nature?

Commissioner Alexander said just yesterday he and Mr. Beach had an opportunity to sit down and speak with some individuals about that Moore's Creek Linear Park. He just wants him to elaborate on what the concerns were, what the City of Fort Pierce had to do with that Moore's Creek Project area. He was kind of confused yesterday, what does the City of Fort Pierce actually have to do with the Moore's Creek as far as being the property owner?

City Manager Beach said they have acquired a substantial amount of property on both sides of Moore's Creek for this Linear Park expansion. And in addition to that, they have acquired property on 13th Street and they are acquiring several properties throughout the community for redevelopment purposes. They will be using these lots as part of a loan incentive package that will go to qualified applicants to build single-family owner occupied homes. Now the relationship to Moore's Creek is that many of those lots are adjacent to Moore's Creek, but then again others are not, they are in different parts of the Creek.

Commissioner Alexander said he is speaking in the aspect of the homeowners concerns. There is no charge to the homeowners for that property, that is part of the incentive that the City is doing in that area. So if a homeowner builds a home there, they do not own the property, the land per se, right? It will always be vested property of the citizens or what?

City Manager Beach said he couldn't answer that question.

Mr. Brian O'Connor, Director of Community Services, said no. He thinks what Commissioner Alexander is alluding to is like a community land trust where the property owner wouldn't end up owning the land. In this case what they are doing is, the FPRA is doing all the land acquisition; and then if in fact that property is sold to somebody who is income eligible, what he will simply do is take his Hurricane Housing Recovery Program funds and reimburse the FPRA for that. It will be part of an incentive package.

Commissioner Becht said he thinks the simple question is, who owns the land?

Mr. O'Connor said home buyer.

Commissioner Alexander said he was just kind of confused because he has been in other meetings with the League of Cities and he doesn't know what phrase they use, but they are saying the property will always be in the public's hands.

Mr. O'Connor said that would be a Community Land Trust. That is something Linda Green had actually discussed with the Commissioners and they decided not to go that route.

Commissioner Becht said that lady, Linda Green, came in; but they chose not to follow through with that program in part because it did prevent the homeowner from having the American dream - to own the land and they could sell it and do what they wanted to.

Commissioner Alexander asked but it is an incentive from the City of Fort Pierce that the property will come at no cost to the home builder?

Mr. O'Connor said it is just like when they brought Urban Solutions before the Commission, they wanted to simply use them as a pass through to start construction, but that value would accrue to the homeowner at no expense to them.

Commissioner Alexander said that is not explained to the public in common sense terminology. He saw Ms. Wood shaking her head. He just wanted to know what was her idea. Again, it is just that these are the incentives where this one particular family had a \$170,000 home, but with the incentives that was coming from the hurricane relief and the City property, it would bring the cost of their home down to being affordable.

Mr. O'Connor said they can bring it down to an affordable point.

Commissioner Alexander asked they can or they will?

Mr. O'Connor said they will. They will do whatever it takes to get this done. Let him explain it a little bit further. With the Hurricane Housing Recovery Program, they have about \$2.5 million in subsidies. He mentioned this to them when they brought in Linda Green. As an alternative to the Community Land Trust, they said let's go after this Home Ownership Opportunities Grant which will give them up to 25% of the purchase price up to 60 units per year. That zero percent money is deferred for 30 years, so it doesn't impact any monthly debt service. It is a great program. He is banking on another \$2.5 million right there. So they actually have \$5 million pooled together as incentives, plus they also then have the value of the land through the FPRA as an incentive program as well.

Commissioner Alexander said okay, they have accomplished all of these things. When are they going to have a key to a door?

Mr. O'Connor said he needs to start building. He is aware of that.

Commissioner Alexander asked when, 2007?

Mr. O'Connor said he just learned at the last FPRA meeting that they are not real hot on modular housing, so what he is proposing to do is work with Urban Solutions. Hopefully they can act as the General Contractor and then sub out the work on constructing on the lots they own.

City Manager Beach asked when Mr. O'Connor says he needs to start building, isn't that tied to a contract between an owner and a builder? What Mr. O'Connor is doing is facilitating the loans and so on. So it is up to the property owners, whoever has made application for this, to work with the builders, to work with the banks. The City is serving as a facilitator, not building houses, are they?

Mr. O'Connor said no, but let him explain a little bit further. They have the banks, they have the home buyers, they have the builders all buying into the concept. The only thing is, they don't have a product that anybody can go on over and kick the tires in the neighborhood. What he is suggesting they are going to have to do is set up a committee. At the encouragement of Tony Barnes and others, he thinks they are going to have to go through an RFP process. He thinks it is going to have to be very tailored and very specific to the kind of construction they want in that neighborhood. And then what they can end up using is the transfer agreements the law department is preparing with the Pioneer Park Subdivision for example. Now that would encourage developers to construct spec homes within the neighborhood so they have something to market. Right now they don't have a product, they have pictures. He would dare say he doesn't think anybody is going to buy a home from a photograph.

Commissioner Nelson said he is thoroughly confused with this program. It has a lot of public concern. He would appreciate a two page fact sheet indicating all of these approaches that they are trying to address here today, i.e. the total cost of the project. He noticed that is about \$10.4 million. They are talking about spending \$4.2 million in 2007-2008 and they are already supposed to spend \$5.2 million. Is that a fact, they are talking about people owning their properties, and the land being possibly always owned by the public, spec homes?

(Commissioner Alexander left the workshop at 11:45 a.m.)

Mr. O'Connor said no, they are not talking about that. He doesn't think they want the liability issues.

Commissioner Nelson said but the thing is, if they had a fact sheet here indicating Moore's Creek Linear Park and pedestrian facility.

City Manager Beach said what they have done is they have gotten ahead of themselves in their discussion here. They were talking about Moore's Creek Linear Park. Commissioner Alexander brought up the housing program. The housing program is about four more subjects down. He thinks when they get to there, it might be better if they discuss it at that time. Moore's Creek is actually a construction project. It is unrelated to housing.

Commissioner Nelson said he is concerned that his public is not going to be able to distinguish between all the entities in Moore's Creek. They are going to look at the housing, look at the creek, and look at the facilities, and all that stuff. So again, if they could have a fact sheet of no more than two pages indicating what they are doing down there so they can put it out for public consumption. Believe him, there is considerable concern about this program. They are talking about gentrification, they are talking about people not being able to get their homes in on time, that they never own the property, and all this stuff. This confusion has to be dispelled.

City Manager Beach said they will do exactly what Commissioner Nelson suggested. He thinks that is an excellent suggestion and they will put that together.

Mr. O'Connor said might he also suggest that they put it on the TV station as well.

Commissioner Nelson said that is fine. But when he is able to put something in somebody's face and tell them to read this, then he can go on to something else.

City Manager Beach said next is Item #32 is **A-1-A Park Improvements, South Beach, Causeway Park**. They combined all of the A-1-A parks as well as the County Causeway Park in that one.

Mr. Andrews said yes.

Commissioner Coke asked can they get a breakdown on that? Because she thinks that the beach parks are something the City is doing. The Causeway Park is...

City Manager Beach said City and County.

Commissioner Coke said if it ever gets done, because they have been asking the County for months to let the City take over the lead to do the bare minimum and then when they are ready to build... What the County is looking to build is a wonderful project, but they don't have the money for it, it might be 10 years before they do. So she would hate to see them leave it looking that way.

Commissioner Nelson said they had this beach crowd who came to them and they said they would give them \$2.5 million or something like that and the parks people, Public Works and Nick Mimms.

City Manager Beach asked would the Commission like for Mr. Mimms to give them an update on that?

Mr. Nicholas Mimms, Deputy Director of Public Works, said they are pushing ahead with the A-1-A parks project. They are in permitting right now with FDEP. They also met with Mr. Meyers on the building plans. Permit plans are in for the South Beach Boardwalk and Jetty Park. They are waiting on that approval. There are some minor revisions that need to be made on the plans to alleviate some concerns that they have. Also, they are working on Jaycee Park presently. That is going to be the strong recreational component of the Beach Parks Project. They are coming up with final plans very shortly. They met with the South Beach Property Owners Association and have received their comments, so they are pressing ahead. They also met in conjunction with the Purchasing Department with a contractor to begin ordering materials for the restrooms, for the picnic shelters. It is their every intention to begin site prep later this month so that they will beginning vertical construction very soon.

Commissioner Coke said she knows Mr. Beach doesn't like it when they mix two things together, but Item #53, which is not slated until 2009-2010, is an **Island Community Center**. She is wondering, as they are looking at areas like Jaycee Park, if there is any way to maybe earmark property for that, rather than doing a full build-out and not having space for it. She thinks what most people on the beach are looking for is, they are not looking necessarily for shuffleboard courts or anything big and fancy. Right now whenever they have a meeting, it is at the church. They don't have a place where they can have South Beach Association meetings, they don't have a park meeting place, they do not have a place where they could get a women's bridge club together. She doesn't think it needs to be a huge building, but she thinks they really do need something there. That would definitely be centrally located if it were at all possible.

Mr. Mimms said they will take that into consideration. But Jaycee Park is a very strong recreational component. They do have some open area there. A lot of the residents and users of that facility really like the open area. But if there is any way possible that they can incorporate a design of this sort at Jaycee Park, they will definitely do so.

Mayor Benton asked wasn't there some mention of the possibility that when the new fire station is completed, maybe doing something with the old fire station?

Commissioner Nelson said yes, tearing it down.

Commissioner Coke said there are some other mentions of what they are going to do with the old fire station other than a community center.

Mayor Benton said he heard some folks when they had that charrette talking about Chuck's, talking about using the fire station possibly for a community center of some sort out there.

Commissioner Becht said he would rather knock Chuck's down and move Chuck's over to the fire station.

Commissioner Coke said that would be a great idea.

Mayor Benton said that is the County's problem.

Commissioner Becht said they could help them solve the problem.

Commissioner Coke asked did those tents at Chuck's come down yesterday? The permit expired, didn't it?

Commissioner Nelson said as of yesterday the tents were not down.

City Manager Beach asked would they like a report on that? It is still in progress, he knows that. It was supposed to be down by the first of the year. They simply are not taking it down.

Mayor Benton asked what about Item #33, **Dune Planting and Restoration?**

Mr. Matthew Margotta, Director of Planning, said Mr. Paul Williams from their staff is doing that; however, he can report for him.

Commissioner Coke said she has an update they sent her last month that there are no deliverables due for she thinks another 15 to 20 days.

Mr. Recor said he didn't see that update.

Commissioner Coke said it was two months ago, he sent her a schedule.

City Manager Beach said under Parks Projects is **Veteran's Park & Amphitheater.**

Commissioner Nelson said he talked about it at one of their FPRA or City Commission meetings. They had Ms. Ehly come and brief him. He is convinced that they have their first effort to revitalize this back in 1961 and it has been laying dormant since that time. He is not sure they have clear directions as to what they are going to put down there and when they are going to do it.

City Manager Beach said he does believe Commissioner Nelson is right, he thinks they are still talking about it. They have a conceptual layout that was prepared by an architect. That has been presented to the community. He thinks it has been presented to the Commission. His recall of the feedback is they need to keep working on it, they need to keep planning. He doesn't know that everybody was buying into the...

Commissioner Becht said the linchpin, as Mr. Ward explained to them at the last FPRA meeting, the first domino that has to fall is what do they do with the Fort Pierce Yacht Club. That is the linchpin, that is what is holding them up. At the last meeting they directed Mr. Schwerer to find out what the lease said on that and to find out if they have a 30 day cancellation or a 60 day cancellation or a 6 month cancellation in that lease. When they know that, then they will know the extent of their obligation to the Fort Pierce Yacht Club.

Mayor Benton asked isn't that leased with the County though?

Commissioner Becht said Mr. Schwerer told him that he thought all three parties had signed it, meaning the Fort Pierce Yacht Club, the County, and the City.

Assistant City Attorney Emerson said the City only signed off as an approval, they weren't a party.

Mayor Benton said all he knows is being a part of that Charrette, there was a good bunch of members from the Yacht Club there. He thinks when the news gets back that they are looking at being tossed out of there after they rebuilt that building after the hurricanes, he thinks they are going to see a lot more people coming in and some things changing at the next Charrette.

Commissioner Nelson said he is embarrassed to go to military ceremonies on the 11th of November because they haven't adequately recognized their veterans here in the City of Fort Pierce. He is tired of being embarrassed and feeling guilty. When can they please get that park squared away. He wants to see the veteran's portion of Veteran's Park implemented. They can't wait like they did since 1961. What can they do?

Mr. Margotta said Ms. Ehly is the Project Manager on this. They have that last update that Commissioner Becht was talking about at the last meeting. So staff is actively working on this to get through the conceptual and the master plan level, so they can go to construction documents and do something. Obviously, taking in strong consideration of the veteran's element of that park, staff has got direction. They are moving on it. Commissioner Nelson asked can they assure him that come November 11th at 11:00 a.m. next year that something is going to be quite concrete down there?

Mr. Margotta said he is absolutely not going to make that assurance. He can't right now.

City Manager Beach asked do they have consensus on the layout of the park?

Mr. Margotta said not at this time.

City Manager Beach said they don't have consensus on what that park is going to be right now.

Commissioner Nelson asked what do they need to get consensus on?

Commissioner Coke said at the last FPRA meeting they approved the additional funding necessary to complete the survey to delineate what part of that area was Veteran's Park. She thinks if they can expedite that and get that information, then they can do Veteran's Park and let them all do everything else around the Veteran's Park area.

Mr. Margotta said they are in the middle of the design phase right now.

Commissioner Nelson said they haven't done the survey yet, apparently.

Mr. Margotta said that is part of the design phase.

Commissioner Coke asked when will they have the survey on what part of that area belongs to the Veteran's Park?

Mr. Margotta said he believes it is a 90 day contract that they are trying to work out with the surveyor, so they are looking about mid-spring or so to get just that information back.

Commissioner Coke said she is not sure if she understands that. Because it was two or three weeks ago or maybe longer than that, they said it was \$25,000 now they came back at \$30,000; so they gave them the extra \$5,000 or \$8,000 that they needed. Go ahead and do it.

City Manager Beach asked who on staff is handling that?

Mr. Andrews said Northstar Geotech he thinks is the surveyor.

Mr. Margotta said they commenced the work and the work itself is going to take about 90 days, so they are entering into that contract.

Mayor Benton said let's all remember that they are talking about millions of dollars here and they haven't defined where that money is going to come from, they have no clue. He

doesn't think they will be moving forward quickly with anything there because of the amount of funding needed. The reality is, where is it coming from?

Commissioner Coke said they are not talking about all of it. They are talking about the Veteran's Park area.

Mayor Benton said right; but when they are talking about improvements that came out of the charrette and they are talking about the amphitheater versus the community center, those are millions of dollars worth of improvements and those were the high ticket items that came out of it. The veterans were there. Paul Hiott from the County was leading the way.

Mr. Margotta said also he will point out that it is a master plan for a park. Each one of those elements could almost be a project in itself. They don't even know the cost of whatever it is that they are going to design and put into the park yet.

Commissioner Coke said she doesn't understand that. Knowing that it is a multi-million dollar project, this Commission at least five years ago made a commitment to Commissioner Nelson as well as all of their other veterans that they were going to move forward expeditiously with having a significant improvement of Veteran's Memorial Park. Now for five years they haven't. They can't go back and change it. They should have five years ago done the survey and said this is the area that is Veterans Park and this is what they want to put there, and they didn't do that. What they are saying now is, let's go ahead and define the exact area that is Veteran's Park and move forward with that and build the rest around it.

Commissioner Nelson said they have \$1 million allocated for this year and \$1 million allocated next year. They gave them \$30,000 the other day to do the survey.

Mr. Margotta said actually the \$1 million allocated right now in 2007-2008 and \$1 million for 2008-2009. The construction side is anticipated for the next fiscal year.

City Manager Beach said the long and short of this discussion is that the design is underway on the Veteran's Park; and as that design gets underway and is identified it will move forward.

Commissioner Nelson asked doesn't this plan identify the funds?

Mr. Recor said it identifies it in the CIP, but it is not in the CIP budget.

Commissioner Nelson asked what does he mean it is not in the budget?

Mr. Recor said it is not in the CIP budget. It is in the Capital Improvement Plan, but it is not funded for the CIP budget year this year. The design is or it was actually last year.

City Manager Beach said so the design is underway and it is moving forward.

Mayor Benton said that is why they had a Charrette.

Mr. Ward said if the Commission accepts the design they have funded, it is impossible for them to do the Veteran's Park element without changing existing elements of the park. What Commissioner Nelson is asking them to do is impossible. They can do one of two things. They can implement the design that they moved forward on which they paid for, which is what they have been discussing how they have to move elements around; or they can put some spit and polish on the veteran's elements that exist in that park, understanding that those things they do to upgrade those elements will be temporary and will have to be removed as they move into this process. They can certainly put some more

lights on the fountain and dress that area up and maybe landscape it. But they need to understand that has nothing to do with the design they have entered into on this park.

Commissioner Nelson said he would rather have them do the first class qualitative product.

Mr. Ward said that is what they have designed and that is what they are doing. But as he described to them at the FPRA meeting, it is the domino effect, they have to do some things before other things can happen. The veteran's element when they finish this process will be the significant element of that park and it will be the most noticeable; but because it is the most noticeable and the most significant, it is also the most centrally located right in the middle of everything and something has to move before it can be there.

Commissioner Nelson has been to his office and seen the B-17 model of his daddy's airplane. There is no one who has more respect for the military than he does. But he is telling him that this element is a process and they cannot do what he is asking them to do, it is physically impossible in that park.

Commissioner Nelson said all right. Move along then. He is happy.

City Manager Beach said the **Martin Luther King Park** (Design/Monument). He doesn't believe they have allocated money for this, but they have not hired anyone to design that monument. This is something he believes that Commissioner Nelson placed in here some time ago.

Commissioner Nelson said he is ready to talk about it again today because he had a meeting with County Commissioner Smith and a sidebar talk with County Administrator Doug Anderson. He told them about the \$50,000 they got for the design and asked that the County consider as a minimum matching that. And he would that somebody follow up with the County to see what they can do to do that. That road over there is Martin Luther King Jr. Boulevard.

City Manager Beach asked that is a County park, is that correct?

Commissioner Nelson said it is a City-owned County-operated park over there. He suggested to the County that they take a look at a memorial in Boca Raton. He is hopeful this is something they can do by Martin Luther King Jr. day next year. This is something they have been working on for a long time. It sits in the middle of their area and it is a high traffic area. They need to do that to pay tribute to this very important and outstanding individual of their world.

City Manager Beach said they will start that coordination with the County, they will write that letter to the County Administrator and see what they can get accomplished.

City Manager Beach said next is the **Pioneer Park** design. They have also allocated money for that design but the designers have not been employed to pursue that at this stage. It is actually programmed for 2007-2008.

City Manager Beach said **10th Street Park and Pavilion** is something they have had in here for a long time. It has taken on several different descriptions over the years. It was put in originally to coordinate that 10th Street Park area with the redesign of the Moore's Creek Linear Park. It later evolved into a location for a neighborhood community center or the Police Athletic League. He believes there was some determination about a flood zone that created an obstacle to that. Beyond that, he doesn't know where they are going with that project. They have it programmed out in 2008-2009. But if any of them can shed some light on that it would be helpful. Unless he is mistaken, this was a Commissioner Nelson addition to this program.

Commissioner Nelson said not exactly. He was instrumental in trying to get that hurricane-proof bathroom over there. They got monies from the County, a 50/50 match on the \$46,000 bathroom over there. They were talking about improving that park to make it more neighborhood friendly. He doesn't see them having the necessary land over there to make this a viable park commensurate with what he thinks a park should be. He is looking for a park that their citizens can come to it and enjoy themselves in a spacious area comparable to Jaycee Park, comparable to Pinewood Park on U.S. #1, and have something the citizens can go to and feel comfortable. He would prefer to sort of lean back on this because he is waiting on the development of Moore's Creek Linear Park area there. And if they are going to do something of a recreational area to enhance the public safety and recreational abilities, he would like to have some of these funds shifted to Pioneer Park because that is where they have the presence of kids, that is where they are going to have the Human Development & Resources Centre around there, a new housing development area over there. And that is one of their problem parks. They need to bring something in that neighborhood that is going to uplift the neighborhood and give the people something to do. In the meantime, they have bathroom facilities secured. And incidently they can give credit to the Public Works people, in his opinion they have done a good job of maintaining and the Police have done a good job patrolling that facility too. It is not as bad as the park out at Pioneer Park for example. Pioneer Park is the one they have the problems with.

City Manager Beach asked should they leave it the way it is right now? And then when they do the design work on Pioneer Park, take those resources and add them to the actual improvements to Pioneer Park?

Commissioner Nelson said he would so recommend for the time being. Because he thinks eventually they are going to come back to the 10th Street Park as they develop the Linear Park. What they put in there is going to force activity on that 10th Street Park. But they are going to have to make a deliberate effort to go to Pioneer Park which is west of town.

City Manager Beach said the next one is Item #38, the **Moore's Creek Linear Park**, actually the second phase from 15th Street to 33rd Street. It is plugged in there he believes for 2009-2010. Their intentions were when this started was to eventually carry that Linear Park concept from the river basically all the way to Orange Avenue where Moore's Creek first enters the City. This is the next phase of that, which would be related to design and engineering and things of that nature. It is not something they need to deal with today because it is way down the road.

City Manager Beach said the **Old Fort Park Restoration** - he still doesn't know who plugged that figure in there, but he thinks that came from staff as a suggestion. That is the old park down on Indian River Drive. That is way out in 2010.

City Manager Beach said **Boat Ramps** was something that was asked to be placed in the CIP for future consideration and just so that they didn't lose sight of it.

Commissioner Becht said he has two points on the Old Fort Park restoration. The reason it may be so far out is because it is going to take FPRA money. Can they ask their grant writer to look and see if there are any historical grants available or any military grants? This is old, albeit abandoned, military post. Is anybody else interested in that?

Commissioner Nelson said he is interested in it.

Commissioner Coke said if they can get money, they will take it.

Commissioner Becht said but they have to look for it. He thinks there is money both from a historical State and Federal perspective and perhaps there may be some military grants. He doesn't know. Is there a consensus that they would like to look for money for that?

Commissioner Nelson said from the standpoint of that old fort, the guy who founded the City, Benjamin Pierce, in his opinion he is not prominently displayed in this City in no place. He figures him on the same level as Martin Luther King, for example. They need to make a tribute to this guy somewhere somehow and that might be a place to do it.

Commissioner Becht said it is a draw. There are people who would travel...

Mayor Benton said like a historian.

Commissioner Becht said the other point he has is **Heathcote Botanical Gardens** is not in their list of parks. He doesn't know whether they want to add it or they don't want to add it.

Mayor Benton said let's let the County spend some money on that one.

Commissioner Becht said he didn't want it to be an active omission.

Mayor Benton said on the boat ramps, the thing he would like to make sure they do and he thinks they need to really push the County, is start looking to permit. First they have to site new facilities, but they need a permit. He knows they are looking very seriously about doing something at Fisherman's Wharf; but he would not support closing the boat ramp until they have another one open. He thinks they are long overdo, it is the County's job, and they really need to push them, because they can't afford to lose another boat ramp.

Commissioner Coke said they need more.

Mayor Benton said the talk is, over there on the Causeway, closing that one. Right now the one behind the Manatee Center is closed six months out of the year. Those were the best boat ramps they have had. There are places they have looked at before. He thinks one of the best places is there adjacent to the wastewater treatment plant. It is sheltered with a marina there. But also next to Harbour Pointe is a perfect location.

City Manager Beach said it gets very difficult... For example, at the wastewater treatment plant, they are going to have the same difficulty there that they have at the Black Pearl; and that is, they are looking at incredibly valuable development waterfront property. That is what is difficult to overcome.

Commissioner Coke said any place they put a boat ramp is going to be waterfront property.

City Manager Beach said he thinks the County's solution, when they went into that State property and built those boat ramps close to the inlet, he thought that was a very good solution because it was existing public space that was not going to be developed by the private sector.

Commissioner Becht said they have stumbled into it because of the Mayor's push for the marine industrial park. If the Old Dixie Highway Bridge is eliminated, there is property up Taylor Creek that is not intercoastal waterfront could be converted to boat ramps. And that way the people aren't using their valuable coastal waterfront, they are using Taylor Creek waterfront.

Mayor Benton said his concern there is that could be years away. He would ask the Commission to look at this and maybe they can discuss it at their next meeting and he thinks they should send a letter. When they had the charrette on the Port area, they talked about a boat ramp between Harbour Pointe and Cracker Boy as a buffer. Boat ramps can be in a park where people staying in hotels at Harbour Pointe or in the Port area or in whatever development is eventually there, they will have boats. But that is the perfect place - they have fresh water, it is sheltered. In his discussions with the County recently, they weren't even considering that, they were talking about behind the Little Jim Bridge bait

camp. That is all submerged land, he doesn't know how they can do that without filling in mangroves, in his opinion it is ridiculous. But he wishes they could send a letter asking them to consider adjacent to Harbour Pointe, because that is a perfect location.

Commissioner Becht said he would be against that.

Mayor Benton said what they need to do is site one, because the minute they start closing one, he will guarantee the boaters are going to be running around with nooses here.

Commissioner Becht said they had asked via the Harbor Advisory Committee the County to consider doing an RFP for a Marina on the Harbour Pointe property and couldn't get them to budge on that. He doesn't understand the reasons, but they wouldn't. As Mr. Beach just said, they bump into the same problem. When they start creating a ramp, albeit on the wastewater treatment property or the Harbour Pointe property, it is not just that little 50 foot strip of land that burns waterfront, it is the gobs and acres of property that is historically used for parking, the big trucks that are necessary to haul the big trailers with the big boats on them. They could easily burn five acres of pristine property for a boat ramp that will have a negligible development benefit to the City. So it is a very touchy issue. And he does appreciate that they have a big contingent that comes in here with boats and they have an economic impact; but that is going to be balanced against what they do with their waterfront property.

Mayor Benton said the other thing to consider is they have over 10,000 registered boaters living in St. Lucie County. The number is probably higher now. And they have probably enough boat ramps and parking for 1,000. He is sure that is the County's problem, but it can be the City's problem too.

(The Commissioners took a break for lunch at 12:15 p.m. and returned at 12:45 p.m.)

City Manager Beach said they are now on Building Projects under the proposed CIP. Item #41 is the **Human Development & Resources Centre** (Phase I - IRCC Building. Phase II - Gymnasium).

Commissioner Nelson said for the record, he would like somebody to tell them where they stand.

Mr. Ward said the HDRC is fully designed. They are about to start construction. They are going to issue the commencement letter this week and construction is scheduled to commence next Wednesday, February 7th.

Commissioner Nelson asked what about the IRCC portion?

Mr. Ward said he hasn't been to an IRCC meeting recently. However, he will tell them IRCC does appear to be two to three months behind them in physical construction. They are redesigning the building to make it fit the budget.

Mr. Ward said Item #43, **Sunrise Theatre** Auditorium Improvements, they have put out the RFP for professionals on that. The committee selected an architect to do that and the contract has been awarded and it was approved at the FPRA meeting.

Mr. Ward said Item #44 is **The Love Center - Economic Development Center**. The Love Center is currently doing the final interior finish work on the administrative portion of their building and they are moving forward with a large portion in the rear. They funded this through a grant from the FPRA and they have given them about a little over 30% of their funding, so they are moving forward with construction.

Commissioner Coke said they are doing a fine job.

Mr. Ward said actually the facility is looking much better. The improvements are going to be pretty nice, so they are pleased. He thinks it will be a project they will all point to.

Mr. Ward said the **Clerk of the Courts Building**, the Interlocal Agreement is in its final stages. They are working out the land exchange with the County, they are still holding on that, so they have not sent them any funding yet. As it stands now, of the \$1 million, they will send them \$900,000 and they will hold back \$100,000 for the reconstruction of the street.

Commissioner Coke said they briefly started talking about this the other night and she doesn't know if anyone else shares her concerns, but she is already being told that the Clerk of the Court is going to have outgrown that building before they move in. She is being told that in one breath; and then in the next breath she is being told that they are looking to put retail on the first floor.

Mayor Benton said during their Space Needs meeting the other day, the first one which the Clerk of the Courts wasn't there, but somebody representing his office was there, he asked that question. They are looking at 3,000 square feet of restaurant space. In other words, a coffee shop and a snack shop. At that time, the State Attorney spoke up and said they have seen the Clerk on record saying that the minute that building is finished, there is a need for more space. Knowing there are other coffee shops going in other private buildings being built around him with retail, it would be his opinion - and he knows they made a commitment there - but he thinks the City should send a letter, if the Commission agrees, saying leave the retail to the private sector. They are going to need it because there is a coffee shop going in right down a block away.

Commissioner Coke said she thinks a big part of that is, they asked for funding from the City (Fort Pierce Redevelopment Agency) to participate in a Clerk of the Courts building. If they had come to the City and said they want to build the Clerk of the Courts building with retail and restaurant space, she might have taken a different attitude. Because she does not believe - she will go on record one more time - that government should be competing with the private sector when it comes to that type of thing. She would second the Mayor's opinion that they should be sending them a letter saying that was not their intention to invest in a coffee shop and not to utilize it for that.

Commissioner Becht said he thinks they need to be very careful with the position and the wording of the letter, because the City is in fact building a public building with public funds for retail.

Commissioner Coke said she didn't agree with that either.

Commissioner Becht said neither of them did, but the majority of them did, and that is the position of the City once the majority has spoken. So he wants to be careful with sending a letter over there and looking like hypocrites where they criticize the County for renting out retail space when the City is in fact doing the same thing. He thinks the letter can be drafted carefully, they are concerned that the Clerk of Courts is making public statements about needing additional space, Chief Roby is making statements about needing additional courthouse space, Diamond Horn is making statements about needing additional Public Defender space, Bruce Colton is making statements about needing additional State Attorney space; and yet the County has just built a building where they have asked the City for \$1 million and are renting out 3,000 or 5,000 square foot of retail space. He thinks that might be the way it should be crafted, not leave it to the private sector, when that can be shoved down their throats.

Mayor Benton said he would agree, he thinks there is a nice way of asking. The only reason he is supporting it is because they have said that as soon as the building is done,

they need more space. It was his understanding on this building they had no choice for FPRA funding to say there had to be a public use of it.

Commissioner Coke said there are two major differences here from the County. The City didn't ask the County for \$1 million to help build their parking garage.

Commissioner Becht said all they have to do is point to the various agencies.

Commissioner Coke said they are not saying they have already outgrown here and need that. What ends up happening with that building, she has understood that the building needed to have a public use as far as offices or other things. On a personal note, she has voiced her opinion before and she will voice it so long as there is breath in her body, that the building would, could, and should serve a public purpose as office space for the judicial system or something else that is not in direct competition with downtown landlords.

Commissioner Nelson said concurs with that. He wants to point out to them that as of yesterday and the day before the County had its workshop regarding and including some of its capital improvement projects. The Clerk of the Court did in fact say that the moment it becomes operational they are going to be out of space and consequently they are thinking in terms of adding two more floors to the Public Defender's building and the Clerk of the Court building as well. So they are looking at their needs in a very expansive way. They should not be putting in restaurants and things of that nature to compete with their local merchants in the area. So he would be supportive of that effort.

Mayor Benton said they can draft a letter nicely asking them to fill it up with court space.

Mr. Ward said to continue, the **Post Office Restoration**. They had a meeting yesterday with the County. They had a 27th of March commence date on construction over there, but he thinks they are going to be about a month later than that, so it looks like the end of April. But they are moving forward with the Post Office Restoration Project. Staff is pretty pleased with that. The design is finished and they are waiting for construction now.

Mr. Ward said next is the **St. Anastasia Old School Acquisition**. They have acquired the St. Anastasia School building and the property surrounding it. They haven't finished with the closing documents yet because part of this was the forgiveness of the outstanding Code Enforcement liens by the Commission. The FPRA has transferred \$85,000 to the City to take care of those issues. So as soon as the final releases are through the court system, very quickly that will be completed and they will start. He thinks Mr. Barnes and he are going to meet on putting out an RFP for construction to dry that building in and that will be done immediately.

Mr. Ward said the **Backus House**. He thinks they are in the design phase right now. They are matching a State grant there. He knows they are doing their architectural design work and raising funding right now. The FPRA hasn't contributed any funds so far.

Commissioner Nelson asked what are they planning to do with the \$350,000?

Mr. Ward said the \$350,000 is a match for the State Historic Preservation Grant that they acquired in Tallahassee, so FPRA is matching that grant. As part of them applying for the grant, FPRA had to provide them with a match.

Commissioner Nelson asked the total amount?

Mr. Ward said he hasn't seen a final number on total restoration cost yet. The only thing FPRA is committed to so far is match their grant, which they were granted by the State.

Commissioner Nelson asked he doesn't know what their total grant is?

Mr. Ward said the total grant they have been given so far is \$350,000. What he is saying is he doesn't know how much the project is going to cost in total for all the restoration. He hasn't seen a figure on that.

Commissioner Nelson asked is that going to be in Veteran's Park?

Mr. Ward said no, it is on Backus Avenue at the corner of Backus Avenue and 2nd Street.

Commissioner Nelson asked is it right by... what do they call it?

Mr. Ward said Tickle Tummy Hill.

Mr. Ward said the **Grant Building**, Item #49. The FPRA has made an offer to the owners of the building for \$875,000. The Board had given permission to offer as much as \$1 million. It has come back to them a couple of times and he is still negotiating with him. He thinks the price the owners have proposed is a little higher than he thinks they want to pay, so they are still negotiating.

Mr. Ward said the next, Item #50, is the **Betts Building**. They are in the process now, as part of the Clerk of the Courts building, they were getting some property exchanged for their contribution there, and two of the parcels they were having in the exchange are adjacent to the east of the Betts Building. So that has held up that whole process, getting title to that land. And that is part of the Development Agreement they are doing with the Historical Society. So they are still working through the paperwork on that.

Commissioner Nelson asked is that a legal issue they got involved in, it got held up?

Mr. Ward said no, it is not. He would never lay this at legal's doorstep. It is part of the negotiation process, actually with the County, that has held them up so far. And he has finished the negotiations with the County. He needs to get the Interlocal Agreement signed. They need to give them the title to that property. And at that point that property will become part of the Development Agreement with the Historical Society.

Commissioner Nelson asked what do they need to do to get it squared away? The reason he is concerned, they have the Bett's building, they have the Police Substation, the Parking Lot, and everything. All that stuff is going to be happening at the same time.

Mr. Ward said yes. As part of the Clerk of Courts Building Interlocal Agreement they have, they requested funding of \$1 million from the FPRA. They responded to them that they wanted some sort of a quid pro quo for this \$1 million. And they thought since they were developing property in the Lincoln Park area, that it might be appropriate if they took all of the properties that were listed on their tax reversion roll as a swap for this funding element. So they have agreed to that. However, in the interim period the County - he doesn't know how else to term it - went through and kind of short-sheeted them on the list. The County decided they wanted to hold back some of the property that was on that list for their own use and give FPRA the leftovers. And he has had to go back and forth with the County about a dozen times making sure what they are getting is something they can use. Part of that was the properties that sit next to the Bett's building, that empty lot there. So they have gone through finally. He had a meeting with their Director of Community Services about a week and a half ago. Beth Ryder and he worked out this thing. They finally got to the point where the County is going to give them the land they need. So now that they are doing that, they can now sign off on the Interlocal Agreement for the Clerk of the Courts Building, they can fund that, and then he has the land they need to do the Development Agreement on the Bett's Building. So it is all interrelated, but it has been hung up by that.

Commissioner Nelson said let him commend him for the initiative and leadership he has displayed in that area, particularly the list of lands that the County had. It was an excellent

idea with respect to moving some of these projects forward. He is glad to hear this is not another agreement held up in their Legal Department.

Mr. Ward said no, he cannot lay this on the Legal Department at all. The next Item #51 is the Lincoln Theater and Means Court Community Center. They are linked together but these are two distinct projects. The **Lincoln Theater** restoration, they have been to Tallahassee and they have matched a State grant with those folks. As he indicated at their last FPRA meeting, he will be meeting with the Martin Luther King Committee this month and they will start discussing concepts and will start hiring the designers and get this process underway. They have money set aside. Their commitment so far is only to match the grant, but he is sure they will be coming to them for more funding on that. The **Means Court Community Center** initially was to be housed on a small parcel of land that was just to the west of the Police Substation on Avenue D. The FPRA had a contract to buy that parcel and for a variety of reasons that contract has fallen apart. So they are not pursuing a Means Court Community Center at that location any more.

Commissioner Nelson said he is not sure he understands exactly where that property is. They have that little building north of the Police Substation, right? On the opposite side of the street there are two houses there, there used to be. Is that the property by...?

Mr. Ward said yes, that is the location. Directly to the west of the Police Substation is a parking lot where they have one of the Zora Neale Hurston markers. And then to the north of that parking lot were two very small lots postage-stamp sized lots. Those are the two parcels they had initially identified as potentially the location for the Means Court Community Center. Those lots are in private hands and they could not consummate a purchase of that. So they moved on from there.

Commissioner Nelson asked they are not willing to sell or their price is too high?

Mr. Ward said the owners were initially willing to sell. The Commissioners may recall some months ago there was an article in the newspaper about the Givens family that was discovered living literally in filth in their home. Somehow or another their daughter had come along and convinced them to sign over title to this property. He received a phone call from the St. Lucie County Sheriff's Department and they were pursuing her for fraud and all this other sort of thing. So that sort of mess came about the same time they had a contract to purchase it. In fact, they had executed a contract with the Givens, the parents; and in between the time they had signed the contract and it came time to bring it to the FPRA Board to approve it, the Givens had signed over the property to their daughter. Knowing the circumstances surrounding this and not wishing to in any way suborn fraud - defrauding parents of all things - they backed away from the deal frankly.

Commissioner Nelson asked so they are out of that right now?

Mr. Ward said yes, they have no interest in that property whatsoever from the present owner.

Mr. Ward said the **Lincoln Park Recreation Center** is a County-led initiative. They have agreed to support it financially, although they have had no... Commissioner Alexander and he met with County Commissioner Smith and they talked about it in concept, although they haven't seen any plans or any sort of initiative toward that. So he thinks that is kind of in abeyance right now.

Commissioner Nelson said that item was in the County workshop discussion in the last couple of days. It appears they are ready to move forward on the purchase of the land. The land is right across the street in front of the Lincoln Park Recreation Center. They are contemplating razing the present Center there and rebuilding a facility. He thinks they are putting some money behind it to do that.

Mr. Ward said staff has received no communication from the County on this, so they have no knowledge of anything.

Commissioner Nelson said try to extract something from the booklet he gave Mr. Beach that might be of some assistance to them.

Mr. Ward said the last item under Buildings is the **Island Community Center** and the City Manager might want to address that.

City Manager Beach said they talked about that earlier. Commissioner Coke brought that up in an earlier discussion. Does she want to have that discussion further?

Commissioner Coke said she is good.

Commissioner Becht said before they move out of this category of Buildings, it is his recollection that their Space Needs Study indicated that the Police Department was the most pressed for space. It is also his recollection that the Space Needs Study had several recommendations, including completely relocating the entire Police Department somewhere else - buying a 20 acre tract and creating a law enforcement facility. He doesn't know if they want to add that to the list. The CIP currently goes out five years?

City Manager Beach said what he anticipates doing is instructing staff to incorporate the recommendations of the Space Needs Study in this document and plug in the values and the projects in the years that were contemplated in that study. So they will make that as part of this document.

City Manager Beach said next is Parking Facilities. Does Mr. Ward have anything further to report on the **City Hall Parking Garage**? They talked about that just a couple of days ago.

Commissioner Nelson said he thinks they need to go on record as to where they are on the parking garage at City Hall. The monies they have allocated here apparently is wrong. It is \$11 million versus \$11.3 million. A quarter of a million dollars is a lot of money to him. What they are planning to do there. He might have some questions relative to the building itself. And they are getting feedback relative to public use and the retail stuff. Could they cover that a little bit for the record? He just wants them to recognize the fact that they are talking about \$11 million versus \$11.3 million which they authorized for that.

City Manager Beach said they will make that change.

Commissioner Nelson said he knows a couple of the Commissioners are concerned about the retail portion of it. And he would be asking questions relative to the fact that they can in fact or do in fact want to have the retail and move forward on it. So anything they could say just for the record to put themselves in a proper perspective on this, he would appreciate it.

Mr. Ward said all he can tell them is that they are about to enter into a contract which they have not signed yet. They contemplate signing a contract for this garage and office tower complex within the week. The first floor of the office tower contains approximately 5,085 square feet that would be appropriate in a mixed-use building for retail use. However, that space can be tasked for whatever purpose the FPRA Board would direct. It is appropriate for retail space. It could also be used for walk-in activities; for instance, permit application sorts of activities from government. So there is a wide variety of things they can do with that. Again, they are fortunate they have the 10 months it is going to take them to build this facility to make a firm decision on what they are going to do with that. Because as part of that process, they also have to decide that if in fact it is for lease, they will have to decide for what rates and all the rest of those sorts of things. So at this juncture it is being constructed strictly as a shell building, that is all.

Commissioner Nelson said they have the contract signed off on.

Mr. Ward said the contract has not been signed, but it will be signed within the next week, all things being equal. In that they will have a caveat for funding as well. Because their bond funding at this juncture is a couple of million dollars light on that, so they are going to secure additional funding for this. And that will be spelled out in the contract.

Commissioner Coke she knows they have several groups and several non-commission boards that meet in this building after they are officially closed which incurs the expense of a security guard, lights, air conditioning, etc. for the entire building. Have they done any cost analysis as to how many of those types of meetings they have? And would it not better serve the public if they could just have a meeting room over there that would not perhaps be as expensive to utilize, but would be open and more available not only to these boards they have meeting here now but for other public meetings?

Mr. Ward said on the first floor of this building they have almost 5,100 square feet of potential retail space that is fronting on the street itself. In addition to that space, there is about 2,000 square feet of office space that is going to be directly across from the elevator. It is actually tucked under the lip of the ramp. As the ramp goes up to the second floor, there is a space under that ramp where they have been able to carve out office space. That might also be appropriate for that sort of thing.

Commissioner Coke said maybe she is not asking her question properly. Because having concerns on a personal note of competing with downtown merchants, it is apparent to her that one of the things they are lacking in the downtown area that no one has yet to construct, so it would not be competing with anyone, is conference area type space where people could come and either have 200 people for a meeting or a small conference room. She is wondering if looking to utilize the space that way would satisfy a number of different things. They would not be in competition with local people and still it would meet a public need.

Commissioner Nelson said that has some merit.

Mr. Ward said he serves at their direction. Fortunately they do have the next ten months of construction time to determine what they are going to do with that. They are going to build this as an empty shell, so the construction will not have to be altered to be able to implement that or whatever ultimate use the FPRA Board would direct them to use it for.

Commissioner Coke said at some juncture in time when they are looking to make decisions, she would appreciate it if they could have some information on utilizing that first floor as a conference area. That could be one large conference area and also have the capability with movable walls be a divided conference area.

Mayor Benton said for the record, he guesses he might have offended somebody out there, but knowing they had 30,000 plus square foot of office space and not determined for anything today, he mentioned it to two groups. He sits on the Fort Pierce Utilities Authority Board. Looking to save money so rates don't have to go up as much, they have to look at all their options. That is why he mentioned when the FPUA is renewing a lease in the building downtown that there could be an opportunity in this facility, knowing that they are part of City government. He also mentioned it to the State Attorney the other day at the space needs meeting because he said he needed additional space. He asked him if he had spoke to Mike Heiser across the street and he said no, but he will be talking to him. He also just mentioned it to him to keep him downtown, they have space, and the sooner that space has an occupant... He hates to spend \$3 million on a building with a shell. He is just one person throwing something out there, but he thinks it was just taken the wrong way.

Commissioner Nelson said the big thing right now is to go ahead and get it built within the time frame allocated, the funding allocated, and as appropriate they will make adjustments to accommodate their further use by the public as time goes on.

City Manager Beach said next is the **Police Department Parking Lot**.

Mr. Andrews said they are under construction there and he believes it is 60 days until completion.

Commissioner Nelson asked when did they start?

Mr. Andrews said he believes they were supposed to be finished the end of February or the first of March.

City Manager Beach said Item #56, the **St. Lucie County Parking Garage**, staff is working with their existing parking consultant that is doing this project behind City Hall here to determine the feasibility and the cost associated with adding two floors to that garage. They are also in discussions with the County on exploring what the pros and cons are for municipal ownership of that facility. That was something the Commission asked for he believes about a month ago. Staff will probably be coming back to them within the next 30 days to 60 days.

Commissioner Coke said a point of clarification. They have discussed several times - and maybe she has just been discussing it by herself, she is not sure - when these people are looking to do this parking garage, getting some kind of ideas or a price from them on what they could do to improve the looks of this City Hall building. Is that in the CIP under Parking Facilities or Buildings? Is it any place? Is it on their horizon? Does anybody other than her want to put it on their horizon?

City Manager Beach said that has always been an idea, but it was never something that has been put into either a plan or a concrete suggestion by the Commission.

Commissioner Coke said she would like to suggest it, if she has two other people who are interested in looking to see what, if any, options they have with the facade of this building.

Mayor Benton said he thinks it is a good idea. His concern is that they have a lot on this list already that they haven't identified where this money is coming from. Knowing the tax rolls in the future, he thinks they are good this year; but after that... He thinks it should be an item put on here; but as far as identifying funding...

Commissioner Coke said if they don't have support for it, that is one thing. But if they have support and don't put it on here, even if they put it on here as unfunded, it is never going to happen.

Commissioner Nelson said this parking garage is their number one priority and the contractors involved are in fact moving diligently with respect to trying to meet the deadlines which were imposed upon them. He would not want to do anything that detracts from the ability to bring this project in on time. Maybe once they will have gotten the garage all squared away and look the two of them, this building and the garage, in real time perspective, they can get a better feel for what they want to do. He doesn't think anybody is totally satisfied with the outward appearance of this building, but it does them no good to continue to beat it down. It is here, it is not going any place. And they could leave some of these time elements they are dealing with left to be done at a later date. There are some things they don't need to address right now is what he is saying. Let's address it later on as time goes along. Basically he doesn't like it either, but it serves a purpose. Let's try to live with it. Where was he when the building was built? He came to the dedication in 1995 or thereabouts whenever it was dedicated and he didn't jump up to say that is a stupid

building. They wouldn't have listened to him any how. Let's just leave this alone right now and concentrate on those things which they can positively influence.

Commissioner Becht said he wouldn't have a problem putting it on here with the idea that they are going to try to get to it later. But it would start with design and what is the minimal design they could have attached to it that would make it more aesthetically pleasing. He doesn't have a strong feeling one way or the other.

Mayor Benton said he thinks the public would rather see them lower the millage rate or lower taxes than spend more money on this building, because he is sure it would cost \$1 million or \$2 million. Just design would probably cost \$200,000. As much as he doesn't like it, he doesn't have to look at it; and at least the parking garage will cover up one side of it anyway.

City Manager Beach said he believes they are at the **C & C Parking Lot** acquisition and construction. That has hit so many barriers. The C & C Parking Lot is right across Orange Avenue. The Commission authorized the acquisition of that property some time ago. In fact, he thinks the FPRA Board - before it was the Commission - authorized the acquisition of that property. And they were never able to successfully follow through with it because of the position that the Florida East Coast Railway Company would take. The City Attorney's office, in their judgment, getting into a contest with FEC over an eminent domain issue on this property would be highly disadvantageous to the City of Fort Pierce. So that is why it hasn't gone anywhere. The FEC has verbally allowed the City to use the property for parking. He guesses the report on this is that the acquisition and construction of parking on that facility is pretty much dead in the water for now. It doesn't mean it won't resurface at some point in the future. FEC is convinced that they have a use for that property. When and if they ever have a change of mind in that, then he thinks the opportunity would still exist for the City to proceed with something. In the meantime they are using it.

Commissioner Becht said depending upon the consensus of this Board, they may have \$1.5 million to divert to the J.C. Penney property.

Commissioner Nelson said yes, possibly. Is that \$1.5 million budgeted?

City Manager Beach said it is in next year's spending allocation plan.

Commissioner Nelson said it sounds like a good idea to him.

Commissioner Becht said it sounds like a good idea to him.

City Manager Beach asked do they just want to scratch that element and then plug that figure in somewhere else?

Commissioner Becht said he is getting to the somewhere else. He would like to plug it into the J.C. Penney parking lot.

Commissioner Coke said she would second that.

Mayor Benton asked wouldn't it be better to wait and see? They have gone out for proposals on that property.

City Manager Beach said they are going out for proposals. They have no idea what they are going to get back. There has been some very specific interest from some very credible people expressed in that property to be used as both parking and a hotel. He knows there are members of this Commission who have a very strong interest in trying to get the

message out to the public that the City is going to deal with parking on that site. That may be what Commissioner Becht is talking about.

Commissioner Becht said that is one of the things he wants to do. But the brief review that he got of a very cursory plan for that property did not look like it substantially increased the number of spaces that would be available to the general public. He would like to allocate money there to perhaps either enhance the project. As he sees it the City is going to retain ownership of it. He has no desire to lose ownership of it. They can do a 50 year lease or a 100 year lease, but he doesn't want to lose ownership of it. The other part of it is, they may have to put their own money into getting the parking spaces they need. So if their proposal has 300 parking spaces and they have \$1.5 million allocated, they may be able to get whatever that is divided by \$25,000 (60) additional spaces.

Mayor Benton said so they have a public/private partnership there in what is done so they would at least have enough public parking.

Commissioner Becht said he thinks that whatever somebody might build there incident to an RFP, if they threw in another \$1.5 million at it, then they are going to have that many more spaces or architectural detail or Art In Public Places space.

Mayor Benton said he would agree.

Commissioner Nelson said he thinks what they are saying is they want to scrub the C & C parking lot and substitute the J.C. Penney Parking Lot and reserve the rights to allocate those \$1.5 million towards that new effort. That is a consensus as far as he is concerned.

Mayor Benton said moving along, the **Golf Course Clubhouse & Facilities**.

City Manager Beach said the design is underway. The Staff met with Riverside Bank principals this week he thinks, working on the acquisition of the additional right-of-way on Ohio Avenue for the realigning of that intersection. They believe they have the makings of an agreement. And part of that agreement includes the City agreeing to sell to Riverside Bank those properties they own west of 3rd Street that they are currently using for parking. That will be brought to the Commission within the next two or three weeks for discussion and authorization.

Commissioner Nelson said that sign they just put up there with the Indian Hills Golf Course on it. Is that in the portion of the road they are going to build there?

City Manager Beach said yes, it is; and it will have to be moved when that is redone.

Commissioner Becht said if he may suggest, incident to any land swap or land purchase they enter into, they may want to retain signage rights at either corner. Riverside owns both sides, so he thinks incident to any sale and purchase, they can negotiate signage rights.

City Manager Beach said he thinks that is an excellent idea.

Commissioner Nelson asked why did they build that sign in the middle of the road when they know they are going to build a road there?

City Manager Beach said right now it is constructed on right-of-way. If they had moved it to where the right-of-way they are going to acquire, it would have been on private property, plus it wouldn't have been at the entrance. When they designed it, it was designed with the idea in mind of it being temporary; and it will be moved whenever this project takes place, which is a couple of years from now he believes.

City Manager Beach asked are they all ready to go into the CIP Housing discussion? He would like for Brian O'Connor to take them through each of those and tell them where they are and how they are progressing and that sort of thing.

Mr. Brian O'Connor, Director of Community Services, said on the first one, the **Pioneer Park Subdivision**, he thinks they are aware that the Community Development Department did the infrastructure. The total cost in there is \$550,000 actually. They just had a change order. They had survey work, they had some replats, and some mylars and whatnot, so it has bumped that cost slightly. Jon Ward is working with the law department to finalize the transfer agreement between the FPRA and Sunrise Development Corporation and then they will end up moving forward with that. He knows Karen Emerson is working on the agreement. Regarding Item #60, **Property Acquisition**, the funds they had used out of that was \$2 million had gone toward Commissioner Nelson's Human Resources & Development Centre. They had some change orders on that. They had also eliminated Clearance & Demolition (Item #65). He had moved funds from Relocation (Item #66) to support that because they did have some cost overruns in hardening the gymnasium portion to the standard of a hurricane shelter. So it was much more expensive than they had budgeted for, but they thought it to be a very important project. That left about \$1.9 million they have left as subsidy to do the Moore's Creek project. Now that can be used for land acquisition and anything that the FPRA is acquiring where they will put a home that will then be sold to an income eligible buyer. He can reimburse the FPRA for that cost. On an average they run about \$20,000 per lot. Plus, what he will be coming to the Commission for probably some time around February 19th - he thinks is the second meeting in February - is to amend their LHAP (Local Housing Assistance Program). Right now it allows them to give \$40,000 in down payment assistance. What he would like to do is increase that to \$60,000 if need be. He has been trying to bring in as many partners as possible to try to leverage public participation, but he thinks he needs further latitude on this. Regarding the **Housing Rehabilitation** Programs, those were programs that are in existence. Four projects have been completed, seven are in progress right now, seven are being processed, and three are on a waiting list waiting for contractors. The **Housing Replacement** Program, this was used as a supplement to the Home Again Grant that Patti Tobin had secured, the \$500,000 grant. These are people who lost their homes in the hurricanes two years ago. These were people that also were not bank qualified, so the City had to provide 100% financing on the replacement of these homes. He knows Commissioner Nelson has seen some of these, he has pointed out some of them to him. They should be done with these homes within the next 60 days. A lot of them are being painted as they speak and then they will end up doing interior finish work and lastly putting in the landscaping. They plan on having some kind of ribbon cutting ceremony out there. He thinks the homeowners are quite pleased with the product. In their **Down Payment Assistance** Program (Item #63), he has reserved about \$250,000 additionally with the property acquisition funds to allow four people to move into the Moore's Creek area. So there is probably in total about \$2.15 million in conjunction with that HOP Grant that he had mentioned which is another \$2.5 million. So they are trying to leverage their funds as much as possible. Item #64, Water & Sewer (**South 26th Street** Project), he thinks in early December he had Beth Ryder, the Community Services Director for the County, come in. This \$900,000 that was budgeted was based upon an estimate that the County Engineers had done two years ago. This is property that they have annexation agreements on that will be brought into the City. They are sharing the cost of the infrastructure improvements and the connection fees and so forth. It did change significantly. What he had then chosen to do was to dip into their administrative fees of 5% that they could take off the top and he moved funds to be able to cover that gap.

(Commissioner Alexander returned at 1:40 p.m.)

Commissioner Nelson said Commissioner Alexander just came back in and he knows he has been very much concerned with this down payment assistance. He doesn't want to go back over what they have just covered, but they did speak in earlier terms about the fact

that they will have a two-page fact sheet relative to this. And if he could please incorporate this data he just gave in that, so they have one report.

Mr. O'Connor said all of this is not necessarily related to the Moore's Creek project. He can give them further detail on this, but all of these aren't specific to the Moore's Creek project. In some cases they are and in some cases they aren't. Like their rehab programs are citywide.

Commissioner Nelson said where it is applicable, what portion thereof is applicable.

Mr. O'Connor said he can speak to that.

Commissioner Nelson said they have \$1.4 million, and of that \$1.4 million, \$75,000 is going to go this way. So they can put this in a real comprehensive perspective.

Mr. O'Connor said he understands. Those are good questions. Like he said earlier, on Clearance and Demolition, he had moved funds over to support the Human Development & Resources Centre, so there were no activities under those items. Under Item #67, **Hazard Mitigation and Foreclosure Prevention** programs, this is people who were in jeopardy of potentially losing their homes. It was to bring their mortgages current and things. This is in their LHAP. This was something that was adopted probably two years ago when they had applied jointly with the City of Port St. Lucie and the County for the \$30 million and split equally. That was placed into current programming. Item #68, the **Administration Fees**, they sacrificed this for the South 26th Street project and also the Human Development & Resources Centre. Other than what they have set aside for the Moore's Creek project, the incentives, they have spent most of their allocation and then some.

Commissioner Alexander asked he said he has spent his allocation?

Mr. O'Connor said in quite a few of the cases, with the exception of Moore's Creek project. They will see on a lot of activities - Pioneer Park, Property Acquisition, Down Payment Assistance, South 26th Street Project - they have actually run over budget, which is why he completely eliminated any Administrative Fees. He zeroed out that balance there.

Commissioner Alexander said he just wants to back up to 26th Street. He was saying what the County did a few years ago. He thought the County just came back, was it in 2006?

Mr. O'Connor said when this budget was originally put together, it was based upon an estimate. The County was the lead agency on this. It was part of a grant application. They actually received additional funds because they agreed to do a cooperative project.

Commissioner Alexander said what he is asking is, Mr. O'Connor is not deleting his administration because of their errors, right? Because some of that property is not in the City yet, is it?

Mr. O'Connor said but they do have annexation agreements in place.

Commissioner Alexander asked he is not deleting his little kitty for the County errors, right? Is that what he is telling him?

Mr. O'Connor said let him give an example. Based on preliminary estimates, they had a total project cost budgeted at like \$1.8 million. That was just based upon the County Engineer's estimates. This was approximately two years ago. What had happened was recently just a few months back they actually went out to bid and they got prices. They agreed to split that cost equally and that is why the change order came back.

Commissioner Alexander said that is what he was just making sure, it was equally.

City Manager Beach said his understanding that the Marina Manager has met with each of the Commissioners in regard to the status of their **Marina Projects** (Items #69 - #71) reconstruction activity. He would be happy to come up and cover that again if they would like; but if they are comfortable with their knowledge of that subject, they will move on.

Commissioner Nelson said he doesn't recall.

Mayor Benton asked would Mr. Kubitschek call Commissioner Nelson in the next couple of days and sit down with him.

Mr. Dean Kubitschek, Marina Manager, said they have an appointment for tomorrow morning. Commissioner Alexander has one for Tuesday.

City Manager Beach said so he hasn't met with everybody.

Commissioner Coke said he has set up appointments with everybody.

City Manager Beach asked is Commissioner Nelson and Commissioner Alexander comfortable with meeting him later?

Commissioner Alexander said yes.

Commissioner Nelson said he likes public consumption too. Please tell them what he is doing down there? He has a lot of people saying they like the Marina and they want to use it.

Mayor Benton said there is no public here except for one person.

Mr. Kubitschek said he will just give them a real quick status report. Their consultants, Tetra Tech, is putting together their permit application for all the government agencies. They should have a rough draft of that application hopefully within the next week. Then it will come to them for review and then hopefully they can get that application out for the project they are going to pursue. The project is also up in Kingston, Ontario, Canada right now in a big old test tank. He has been sending everybody here emails of what it looks like. And as he gets status reports on a project, he will make sure they continue getting emails on it, that way they can kind of feel a part of this project and to help them understand what is taking place. Himself as well as two other personnel - Ed Seissiger (Project Coordinator) and Christa Razem (Grant Writer) are going to go up and review the project up there to make sure that they are satisfied with what is taking place up there. That is on the seawall project side of things. The seawall they are going to be putting in, they are looking at doing it this summer. The fuel tanks they have held off a little bit. They are going to start that this summer too. A lot of these projects they are going to hold off a little bit because of tourism season. They want tourism season to go ahead and be completed. They are scheduled for around June 11th to proceed forward with construction definitely on the fuel tanks. They are just waiting for some blueprint issues with the seawall. Their intention this summer is that the City Marina will be under major construction when it comes to fuel tanks and the seawalls.

Commissioner Alexander asked what have they done about the recognition of hurricanes?

(Commissioner Becht left at 1:45 p.m.)

Mr. Kubitschek said once this whole project goes into the permit process, they are having to wait for FEMA to run their environmental assessment project with this as well. They are going to have to wait for all the government agency approvals to go ahead and move forward with the project they are pursuing. It is kind of like once they do all the paperwork,

they just are having to wait for everybody else's responses to come back. They are kind of waiting for them at that particular time, once they do their end of it.

Commissioner Nelson asked are they still on track with respect to building little islands out there to serve as the breakwaters? How is the test coming along in Canada for modeling this?

Mr. Kubitschek said they are pursuing that this month. They are in calibration and actually building the models and such as they speak. Those tests will be done by the end of this month. Thirty days later, he believes a report is to come out. He will see that everybody gets a report of that as well.

Commissioner Nelson asked north of the Tiki Bar & Restaurant, is that where their fuel tanks are that they want to be moving?

Mr. Kubitschek said their fuel tanks are going to be relocated between the two restaurants in the grass area where they see them hold a lot of tournaments. The reason being is because they can't replace them where they are. Many years ago they put those fuel tanks in and then they went ahead and built the Harbor Master Building. So if they tried to remove those old tanks in their location, then they would have the possibility of hurting the foundation of the building. So they had no choice but to find a different location and relocate the new fuel tank. Of course, that fuel tank needs to go in and that is required by the State of Florida.

Commissioner Nelson said he thinks at one time they were talking about the extension of some docks on the north side of Moore's Creek. That idea has completely been abandoned in every respect?

Mr. Kubitschek said the only thing that is going on to the north side of Moore's Creek is a wave attenuator. That is for protection of the Marina. That is what he is going to show him tomorrow when they review this. His discussions with his consultants as of about a week ago, they are not going to go ahead and try to assume that in the Marina lease. If that is to ever be used for a fishing tournament or something like that, they have to go to the State to get a special permit for that. But for right now, this whole purpose of this pier they are putting in, this wave attenuator, is it is going to be for the protection of that Marina and Moore's Creek.

Commissioner Nelson said he knows he is going into a hostile environment when he goes extending that Marina on the north side of Moore's Creek as far as he is concerned. He would put his foot down on that. He is trying to preserve that area in there for the veterans effort. He is in opposition of anything that goes on the north side of Moore's Creek extending out in the water out there. Come to see him tomorrow, but just be prepared.

Mr. Kubitschek said he understands. Like he said, what they are trying to do is best protect the Marina from future storms. What they are trying to do is design the best product. And it is a FEMA project.

Commissioner Nelson said he is trying to portray respect for those guys who have lost their lives for this County, this City, this Nation.

City Manager Beach said the last thing on the proposed CIP list are the **Stormwater Management Utility Projects**.

Mr. Andrews said this is their list of the no frills project. This is strictly replacement of infrastructure that has failed, getting old, and needs replacement. He can go down through each one of these. The **East Virginia Avenue Canal** enclosure, that is a section of the canal right east of U.S. #1 that was always cited to be enclosed and improved in that area. The **South Beach Drainage** is a project that has been ongoing for a number of months.

They are nearing the completion of that. That is the installation of numerous baffle boxes and piping to help with the runoff into the river and lagoon area.

Commissioner Coke asked before Mr. Andrews gets off South Beach drainage, has anybody else noticed that the more development they are having on Seaway Drive and South Ocean Drive, the worse those streets are flooding, especially on Seaway Drive? Are they not making the right provisions for these people who are building, not doing what they are supposed to be doing?

Mr. Andrews said right now they are limited on what they have on Seaway Drive and South Ocean Drive. That is part of the A-1-A project that they are addressing the drainage. There is major drainage work in those projects that will be coming.

Commissioner Coke asked so in the interim period between now and when A-1-A gets done, when new construction goes up, everybody who lives on the beach just has to live with worse flooding? Yes is an okay answer, just as long as she knows where she is at.

Mr. Andrews said unfortunately the driveway connections and the drainage connections to that is the responsibility of FDOT and FDOT has been permitting it. Now they are coming in to fix that.

Commissioner Coke said so the answer is yes. Until they do A-1-A, the flooding on the beach is just going to get progressively worse.

Mr. Andrews said on South Ocean Drive and Seaway Drive, yes.

City Manager Beach asked the bridge they have closed down right now, is that 8th Street or is that 9th Street?

Mr. Andrews said that is included in the Moore's Creek Linear Park. He can give them a little update on that. It is under design now. They have completed. And it is in for permitting. They are anticipating starting construction on that mid-March. They will be starting demolition. So that is ongoing.

Commissioner Nelson said he is going back to what Commissioner Coke said about the drainage situation over there on the beach. From an engineering standpoint, he has seen a minimum number of retention ponds over there. He thinks they have one that is pronounced around by the church. Where are they putting that water for drainage that goes out in that area?

Mr. Andrews said most of that area, as far as detention areas, they are limited on the ground water elevation because they have such a high ground water over there. Most of the retention over there is just in dry retention swales, depressed areas. They really don't have per se a retention area over there. Others are done by exfiltration trench. A lot of the hotel developments and condominiums have exfiltration where they can keep it elevated in the parking lot.

Commissioner Nelson asked they don't send any of it back to the mainland like they do the sewage?

Mr. Andrews said no.

Mayor Benton said the mainland sends the sewage over the Island. They can't take stormwater and just pump it into the river or the inlet. That is a barrier island. It just sits. Those regulations have been very difficult.

Commissioner Alexander asked what about underground storage?

Mayor Benton said if they go down so many feet, they get salt water.

City Manager Beach said at this point they are through this CIP list. He thinks it would be appropriate now for the Commission to point out those issues they would like to see either added to this or removed or rearranged. There may be other things they are interested in.

Mayor Benton said he passed out a memo that he just received yesterday that he asked Mr. Thiess for. Knowing the amount of infrastructure water and sewer pipe in the City and they have known this for years that it is deteriorating to the point that it should have been replaced years ago. Knowing that the Utilities Authority is limited in their ability financially to replace this in a timely fashion and knowing that is one of the reasons why the rate increases are looking to go up. He knows years ago when they talked about calling the island a blighted area so they could include it in the CRA, one of the reasons was they could put utilities underground. He thinks because this is a health and safety issue when it comes to water and sewer pipe and it is in that bad a shape, he was just going to ask the Commission to consider partnering with the U.A. and looking at maybe putting some money away out of the FPRA fund each year if they could to help replace this pipe and try to keep the rate increases down a little bit.

Commissioner Nelson asked is it citywide?

Mayor Benton said it would be FPRA funding. He thinks they could use CDBG funding also because it is a health and safety issue.

Commissioner Coke said prior to the Utilities Authority bringing to them their proposed rate increases, she spent many hours reviewing several different things and met with both Mr. Thiess and Mr. Perona and offered five or six different compromise solutions to the fact that the U.A. felt they needed to raise rates. One of the things she suggested to them as a compromise solution is that they find other funding mechanisms for some of their capital improvement projects. She will say that she was very disappointed to find out that after spending so much time in discussing with them the possibility of us funding some capital improvement projects or doing half of an increase now and half later on, she was very disappointed to find out that despite many compromises that she offered to a full rate increase, and she is sure every other member of this Commission offered the same, that they would completely disregard it. It was put to the Commission that it was all or nothing with the rate increase. That being said, she is very happy Mayor Benton was actually able to make some headway. She would be more than willing to consider partnering with the Utilities Authority on specific projects here. However, she does believe that then they need an alternate commitment from the FPUA regarding rate increases. She doesn't think it would be fair, right, or reasonable for anyone to expect the City with the CDBG funds and the City as the FPRA will work to help fund these capital improvement projects and also approve the full rate increases that the Utilities Authority wanted. What she had suggested back last year was that they partner with the U.A. on this and the U.A. ask for less of an increase. Just for the record, she will state that she does believe the City Commission has a fiduciary responsibility to look into and question and insure that their taxpayers and the rate payers are being protected here. She does not think that any of them voicing an opinion, asking a question, or looking for alternate solutions to save the citizens money should be considered a meddlesome affair.

Commissioner Alexander said he just wants to get on Commissioner Coke's bandwagon. He spoke to Mr. Thiess about the area on Avenue Q. Those houses are all still on septic tanks. He thought it was maybe two or three houses and he got a memo that it is almost a block. That is within the blight and slum area. He likes to use that word because that is exactly what they are making those people live in is a blighted and slum area of homeowners in there. He thinks it is not fair. If they are going to partnership with the U.A., then he wants them to partnership with some things - and he is not saying this in no kind of way, but just his opinion - that the area has been so long neglected. They went over on South 26th Street and that isn't even in the City of Fort Pierce. He is still hearing that they

have annexation agreements. What about the people who are already living in the City of Fort Pierce and they skip, hop, slide, or whatever they are going to do to get away from that area. He is tired of it. He is not complaining, but he just has not had one idea from staff or Fort Pierce Utilities Authority or anyone about what they are going to do.

Commissioner Nelson said he understands Commissioner Alexander's frustrations there. Why don't they have Mr. Thiess come up and tell them what he has to say.

Mr. Bill Thiess, Director of Fort Pierce Utilities Authority, said they have always been open to receiving any money that the City is willing to throw their way for projects. They can't prepare a budget or a rate increase based on discussions on the side. If it is a firm commitment, they can factor that into their numbers and that certainly will come off the needed cash to run the business. It is not that they turned that down, it is they can only do it if it gets to some formal agreement where they know the cash is coming, because they can't prepare a budget or rates based on maybe they will do this, maybe they won't. That being said, the area up on Avenue Q they talked about, the U.A. would be glad to partner with them all on that. They will be glad to do the design. They might be able to contribute to it also. He thinks they need some help somewhere, from FPRA or CDBG, because that is a pretty good size project, a chunk of money. He forgets what the cost was, but it was well over \$100,000 to hit those 12 or 14 lots in there to bring the sewer service down. But they would be glad to partner with them. They sent a memo a little while back to Mr. Beach, they will probably hear back from him at some point in time. But they would be glad to partner in all these projects. They certainly like the idea of having FPRA money to work project by project with them and he is sure they could do that on a project by project basis. As they go from year to year and look at next year's rates, all that gets factored in. If they have a source of cash coming in that is cutting down their expenses, all that factors into the rates. So yes, it would be a benefit. They are going to have to bring a rate increase. He doesn't know what it is. But after the auditors get through with their report, they will bring something back to the Commission on February 20th. He doesn't know if anything is going to happen here with this process of FPRA money coming into the FPUA to offset that rate increase, but it will certainly affect something down the line.

Mayor Benton said he is not going to say they are going to get their rate increases, but Mr. Thiess knows what his opinion has been. But his reasoning for doing this would be, by taking some money out of their budget each year and committing to this, they are giving a commitment to all residents that even if they don't allow these rate increases, they are not going to jeopardize the quality of their service. That is one program they need to continue to do. Because he has heard the stories, he hasn't seen it himself, but he knows Indian River Drive, the problem they used to have when they turned on the water, the color, they couldn't drink the water. If they have pipe that is that bad, he really wants to prioritize areas and get it replaced. If limiting whatever their increases might be - and that decision is ultimately made by this Commission - he doesn't want to jeopardize that part of it.

Mr. Thiess asked how many of them have seen some of that pipe they cut out of the ground out there downtown? He knows Commissioner Nelson has.

Commissioner Nelson said he saw the pipe they had out on 13th Street and Avenue E as a result of a pipe breaking out there. The effect was felt as far away as 10th Street, 11th Street, and 12th Street area. People were still complaining as of last week about that. So they have some problems in those areas. It is imperative they do in fact replace those pipes as he sees Mr. Thiess alluded to in his memo. They need those pipes replaced. The U.A. had a program at one time wherein they were slip joining some of the underground pipe with PVC pipe. They did so on 25th Street south of Orange Avenue. There is a new system where they can come in and just encapsulate the other pipes down there and really don't have to take the old pipe out of the ground. Have they pursued that?

Mr. Thiess said they have done quite a bit of that with gravity sewer pipe. They have done a similar technique on Indian River Drive with water pipe. That is the only water main project he can recall that they actually did a pipe bursting project where they pull the new water main into the old water main and shatter the old water main at the same time. But most of the other ones Commissioner Nelson is talking about, that is all gravity sewer. They have done some PVC liners and they have done some cured in place fiberglass liners. They have done miles of it. Three or four years ago they were doing about \$750,000 a year just in lining gravity sewers. They cut that back the last couple of years, they have done maybe \$100,000 to \$150,000. The reason they have done that is because the cash just hasn't been there to keep going at \$750,000 a year. They would like to ramp both of those programs back up. They had a program where they were replacing cast iron and galvanized water mains. They spent quite a bit of money on that back in the late 1990's and early 2000's. They replaced almost 20 miles of galvanized water main, there is very little left in the system. They were going to transition from that into replacing cast iron water mains at the same pace money-wise. They had to pull back on that too just because of lack of cash. Both of those programs, cast iron water main replacement and the gravity sewer lining replacement, both really need to be moved forward at a much faster pace than they are hitting them now.

Commissioner Nelson asked are their plans for doing that in place? Or is he just saying it needs to be done?

Mr. Thiess said they have a certain amount budgeted in the 2007 budget. They still have minimal amounts budgeted. He thinks on sewer lining they had maybe \$150,000 again this year in 2007. And on the water main replacements, probably about a similar level.

Commissioner Nelson said he doesn't propose that they try to micro-manage, but just as the City does with their street overlay effort, they set aside a certain amount of money and ask staff to in fact identify a certain number of streets that should be done on a priority basis and on a yearly basis. Could Mr. Thiess possibly implement something similar to this? As they recognize the fact that they have these problems and that they are going to set aside a certain amount of monies and of course do in fact accomplish a certain number per year?

Mr. Thiess said they do have a prioritized list of both sewer mains and water mains that they know need to be replaced and they do prioritize it. But if they were to say this year they are going to put another \$500,000 toward those replacements, they have to take \$500,000 away from other projects that they absolutely have to do.

Commissioner Nelson said recognize the fact that they have been talking about that project Commissioner Alexander brought up for quite some time, on 29th Street and Avenue Q. They haven't had those inserted into a program, but they have identified the ones on 26th Street. If they were to do that, pipes in the streets they have throughout the City on a priority basis, he thinks maybe they can work out something on that. They can identify where they feel they have a problem. Of course, another big thing they have to worry about is the law, i.e. the Florida Statute says they will have sewage and water in certain areas as they annex them in there in part of their five year comp plan. As the water and sewer comes into certain proximity of the house that is involved that they will connect. And they are annexing quite a few properties. Where is their plan saying they are going to do that, where are they are going to put water and sewage out there in these particular areas?

Mr. Thiess said as far as running water or sewer services to existing housing, they have three different ways. They do it through the MSBU process with the County. They can do it through a special assessment district with the City, which is a similar process. And they have in certain cases on small projects where if they have a block where there are six or seven houses where everybody says they want it and are willing to pay for it, they have run it in their expense because they know they will get their investment back in a period of

about two and a half or three years. The problem with doing it that way for a large area like Harmony Heights or one of the big areas where there is 1,000 or 1,500 lots, is they can't get the 1,000 to 1,500 people to agree to that. They would put out a very large investment and might not see a return on their investment realized.

Commissioner Nelson said except the law allows them to force them if they are in a certain proximity and in a certain time frame.

Mr. Thiess said there is a mandatory sewer connection ordinance in the City. There is no mandatory water connection ordinance.

Commissioner Alexander said so if there is a mandatory sewage, how can it be 20 years or more out on Avenue Q and no one has sewage?

Mr. Thiess said there is a mandatory sewer connection if the sewer is what the State defines as available. For a residential unit, available means it is in front of the house in the street. And it is not there in this case. If they are on a septic tank and they don't have a sewer in front of their house, they are not required to connect.

Commissioner Alexander asked within the City of Fort Pierce?

Mr. Thiess said correct.

Commissioner Alexander asked how would it not be within the City of Fort Pierce, because he thought it was mandatory that it did go from septic to sewage?

Mr. Thiess said no. The way the ordinance reads, it states the language of the State. If the sewer is available, they are required to connect. He thinks the City adopted similar language on the availability.

Commissioner Alexander asked if Mr. Thiess is saying available and he is saying here on this side of the block versus across the street on the next side of the block, that is not available?

Mr. Thiess said if it takes an extension to run the line to the house, it is not available according to the State law. The reason those homes were left off is that sewer project... Now this is way before his time here and probably their time. When that sewer project was done back in the early 1970's, those areas were in the County.

Commissioner Alexander asked 29th Street and Avenue Q?

Mr. Thiess said in 1970, he is not sure where the boundary line is, but he doesn't think they were in the City at the time.

Commissioner Alexander said he begs to differ. The City limits goes out to 33rd Street. But that is just when they encapsulate the City of Fort Pierce by itself, they just arbitrarily leave out sections in the community and it is like right across the street from downtown. That railroad track, that is the only thing that separates that. He won't get into it, because it has been five years.

Mr. Thiess said the U.A. would be glad to partner on that project with the City.

Commissioner Alexander said again, it has been five years that he has asked staff, attorneys, and anyone else why is it that these people are subject to a septic tank? They speak about it in Harmony Heights as being a health hazard. That whole area out there is in a health hazard right now. But Mr. Thiess is telling him right here in the City limits of Fort Pierce that they don't have a health hazard?

Mr. Thiess said a septic tank is not necessarily a health hazard. He knows on the 26th Street project there is a documented health hazard by the Health Department. He is not sure what the situation is on Avenue Q. It might be similar, but they haven't seen anything in writing from the Health Department saying it was a hazard. Septic tanks in and of themselves aren't necessarily a hazard. It is nice to have everybody on sewer. If they can get some partnering going with the City and look for some CDBG or FPRA funds, they would be glad to do that project, design it, permit it, build it, and get it done.

Commissioner Coke said she knows they have an ordinance that if sewer is available that they have to hook up within 365 days. Is it more cost effective for the Utilities Authority if that ordinance were to be amended or a new ordinance passed stating that if sewer and/or water were available that they had to hook up within 365 days?

Mr. Thiess said if there was a mandatory water connection ordinance - and there are a lot of those in a lot of different cities - it would certainly help.

Commissioner Coke said that might resolve a lot of their problems.

Mr. Thiess said there are quite a few properties where there are water mains.

Commissioner Coke said she would support an ordinance along those lines. If people are going to hook up to sewer, they might as well hook up to water at the same time.

Commissioner Nelson said he would have to have legal weigh in on that. He thinks they can require people to hook up to sewage, but they can't make them... It is kind of like leading a horse to water, they can't make it drink.

City Attorney Schwerer said that is correct. There are legal issues. He will be happy to brief the Commission on the legalities, but they are restricted in what they can do with respect to water. Sewer is a different issue. They also have issues that they cannot extend water and/or sewer out into the unincorporated County and then force people to hook up to it solely to annex. So when they have a mandatory hookup ordinance, that is what they would have. Because if down one side of the street they have City residents and they run the sewer line down that other side of the street, it is effectively available. Correct? All they have to do is jack and bore the road.

Mr. Thiess said yes, either side.

City Attorney Schwerer said so that is the problem they are going to run into. They run afoul of some of the State law governing that. He can certainly brief them on the current status of the law if they need that. But it is not a simple solution to simply say mandatory water hook-up, because that is rarely done. Sewer is a health issue that State has pre-empted. There is a State Statute that he believes the City ordinance copies or at least parrots what the State says, correct?

Mr. Thiess said he believes it does.

City Attorney Schwerer said if it needs updating, they will certainly look at it.

Commissioner Coke asked did Mr. Thiess not just say there are several ordinances about water hookup in other places?

Mr. Thiess said it might not be a connection ordinance. But he knows there is a lot of areas where they set up the assessment districts, like in Port St. Lucie, where they require everybody to participate in the program and every lot is assessed. He doesn't know in Port St. Lucie whether they require them to actually connect them to the system or let them have a well.

Commissioner Coke said she thinks that at least is worth exploring a little bit. If they have issues where people are still on septic tank, they want to get them off that.

Commissioner Alexander said if there is a question or there is a doubt, talking about running water and sewage, water is already there.

Mayor Benton said he thinks they should have that discussion later on as far as an ordinance.

Commissioner Alexander said it has been five years. He wants to give them some direction.

Mayor Benton said Mr. Thiess has heard them today. But what he is looking for the Commission to consider - and he just got this information today - is somehow coming up with maybe \$100,000 to \$200,000 a year put in a fund, whether it be CDBG and FPRA funding, to help partner with the Utilities Authority to get some of this pipe changed. Because there is so much out there. Next thing they know, it is going to be a losing battle.

Commissioner Nelson said he shares Commissioner Alexander's frustration, particularly that area he is talking about there. They have gotten a letter back from the U.A. indicating some \$150,000 required to do what he wants done in that area of 29th Street and Avenue Q with houses on both sides for the sewage. He would like to have staff further refine that and identify at least 50% of that cost to do the sewage connections availability there in that particular area. He thinks that would satisfy Commissioner Alexander.

Mayor Benton said what he is saying is, that way they are showing the public that if they can't afford these rate increases and they don't get what they are looking for, they are going to continue doing what needs to be done. If that is the first project they start with...

Commissioner Nelson asked do they have a consensus on that?

Mayor Benton said he feels they should put a certain amount away, so if that is the first project they start with.

Commissioner Coke said she is not quite sure they are talking about the same thing. She thinks Commissioner Alexander and Commissioner Nelson are discussing new sewer services to a particular area and Mayor Benton is talking about replacing sewer pipe, so it is two different things. They are talking about a new project or a replacement project? Personally let's go with Commissioner Nelson's thing to begin with and she would certainly second that they partner with the Utilities Authority and let's get that sewer project run in that area. They have been talking about it forever.

Commissioner Nelson said of course, Mr. Thiess identify what the Utilities Authority's requirements are and let the City see what they can do to partner with them.

Mr. Thiess said they are ready to work on it. Once they get the funding nailed down, they will start designing and permitting it.

Mayor Benton said give them some numbers. They are willing to partner with the U.A. on that.

Mr. Thiess said they already sent a memo with the map and the budget cost estimate about a month ago. He thinks the Commissioners were copied on it.

Commissioner Alexander said they were all copied on it.

Mayor Benton said let's put it on their priority list.

City Manager Beach said if Mr. Thiess said he sent it, he is absolutely certain he did, but it is not ringing a bell right now.

Mr. Thiess said he can send it again.

Commissioner Nelson said they have two distinct things as Commissioner Coke pointed out. First, they want to move forward on the Avenue Q/29th Street project on both sides of the road for sewage. And secondly, they want to address what can be done to help the U.A. defray some of the cost for replacement of these other bad pipes throughout the entire City. If that data is not available to the Commission or to the City Manager, Mr. Thiess can send it again.

Mayor Benton said they do not have to make that commitment today, but he would hope within the next 30 days they can make a commitment to replacing, getting a pro-active schedule.

Commissioner Alexander said on an annual basis.

Mayor Benton said on an annual basis. They have a long way to go. When they see the numbers, it could take 25 years or 30 years. So they just need to get going on it.

Commissioner Coke asked is this part of the capital improvement budget, the replacement of this, that was going to cause the rate increase?

Mayor Benton said that is just part of it.

Ms. Thiess said they are budgeting ahead in their Capital Improvement Program to ramp up on those types of projects and that is figured in their five-year plan. So whatever they get from FPRA or anything else, they will cut down those costs.

Commissioner Coke said let her clearly define, and she tried to be clear about it before, but she will try again. She is assuming that these costs that were presented to the Commission today, they have \$28.6 million and \$32.3 million is money that is part of the projected deficit in the budget that was presented that required the rate increases that were presented.

Mr. Thiess said part of that is.

Commissioner Coke said she is saying it is part of. So if they as a Commissioner were to say that - and she is trying to remember the exact figure Mr. Thiess had for his 30 year budget for capital improvements - but here is \$60 million of it according to this memo he just sent them.

Mr. Thiess said right. They don't prepare a 30 year budget. They usually go out five years at a time for rate planning and for capital improvement planning.

Commissioner Coke said but right here he has given her 25 years for \$60 million.

Mr. Thiess said the Mayor asked him to come up with what is out there they need to replace and what is the overall cost to replace it and that is what those figures are. There is roughly \$60 million worth of old stuff out there that has to be replaced, whether it is water or wastewater. They don't have a schedule for doing it yet. They don't have the funds.

Commissioner Coke said she guesses they are not going to resolve anything. She was hoping they would be able to resolve it to say that this \$60 million was 20% of what they had proposed as their Capital Improvement Budget; and if the City were going to absorb 50% of that, it would enable the U.A. to cut their Capital Improvement Budget by 10%, and

then they could cut the rate increases by a certain percentage. So as she said to Mr. Thiess last month, she would be more than willing to have the FPRA to find a way to partner with the U.A. on these projects, but she wants to see a very specific return to their citizens. So if they are saying they are going to donate or match \$1 million a year worth of the FPUA's capital improvement from their FPRA/CDBG or wherever they can find the money, then she wants to know prior to their making that commitment how much the U.A. is going to reduce the requested rate increase?

Mr. Thiess said that will show up. It looks like it is not going to happen in time for this rate increase, because that is coming back in three weeks.

Commissioner Coke asked does he see what she is telling him? She is only one vote. She is not going to make a commitment to spend any of the citizens money - because it is their money, not her money - to offset the cost of what the Utilities Authority should be paying for so that the Utilities Authority can still charge the citizens more money. It is not going to happen. She is one vote. If he gets three other votes to do it, that is fine. However, if Mr. Thiess tells her if the City commits to \$1 million a year, the U.A. will lower their rate increases by x-number of dollars, she is willing to make a commitment.

Mr. Thiess said once the commitment is made by an Interlocal Agreement or however they do it, once it is firm, that gets plugged into the rate process. Say it happens in April for budget time this year, if they set their budget at \$500,000 or \$1 million a year, that gets plowed into the U.A. rate process in their capital budget, it comes off on their side of expenses, and...

Commissioner Coke said she will propose to Mr. Thiess that he is expecting her to make a commitment, but he is not. She would say to him that he could just as easily now take that \$1 million a year - and this is what she told him in December - let's say \$500,000, let's say \$1 million, let's say \$1.5 million, and plug it in there and bring to this Commission. If he is willing to commit to \$500,000, then they only need this percentage rate increase. If they are willing to commit to \$1 million, then they only need this percentage rate increase.

Mr. Thiess said they can do that for this year.

Commissioner Coke said if the U.A. had done that in December, they would have been done, they would have had their rate increase.

Mayor Benton said he asked Mr. Thiess for this information on Monday and he asked him not to go into details but just give him an idea and the reason why. Because he didn't think that when the rate increases did take place, they will get what they want. He wanted to make sure that commitment was going to be out there to the public to replace these lines regardless of what kind of rate increase they get.

Mr. Thiess said replacing those lines is just one of the many things they are responsible for. They are responsible for a lot more than the rate increases are covering. If they want them to come back and maybe take two or three different levels of funding from FPRA - say \$250,000 or \$500,000 or \$1 million - they can tell them both for this year and, if they do it again next year, what that will do to the rates. They can do that.

Mayor Benton said that is why he didn't push millions, but somewhere between \$100,000 and \$200,000.

Mr. Thiess said they would appreciate that and they will work with them on this project. But he can tell them right now, \$100,000 a year is not going to touch a penny on the rate increases.

Mayor Benton said it doesn't make a big difference, but what it does do is to show the citizens of Fort Pierce that they are willing to continue a project that needs to go on. Without the rate increases, it is not going to go on.

Mr. Thiess said but if they want to look at the bigger picture at a higher level of funding that would affect the rate increases, they can do that. If they give him a number, he will go back and have their rate consultant plow that number in.

Mayor Benton said do \$250,000, \$500,000, \$775,000, and \$1 million.

Mr. Thiess asked do they want to start with what would happen this year if the funding was in place?

Mayor Benton said he thinks they would have to start in next year's budget, because they have already budgeted for the FPRA and CDBG. So it would have to start in next year's budget.

Commissioner Coke said they would have to look at their Capital Improvement budget, there are a couple of things not going on for years that were budgeted for this year. So let's look at it.

Commissioner Alexander said let's look at it this year, see if they can reallocate.

Mr. Thiess asked for 2007?

Mayor Benton said if they can find the money.

Mr. Thiess asked the funding would start within the next 30 or 60 days for the purpose of putting it in the rate model?

Mayor Benton said if this Commission says so, Mr. Ward will have to try to find a way.

Commissioner Alexander said do half now and half later.

Mr. Thiess said he can get back to the Commission on that information pretty quick.

Commissioner Nelson asked it also applies to that sewage thing, 30 to 60 days?

Mr. Thiess asked for the project up on Avenue Q? That is a separate issue.

Commissioner Nelson said he was just asking. Are they going to do that and they are going to do this?

Commissioner Coke said they already agreed to that one.

Mayor Benton said Mr. Thiess already has the numbers in to staff on that.

Mr. Thiess said the City is going to share on that. The U.A. is going to do the design and can contribute some funds to that. The U.A. will do the permitting, the engineering, and build it with their contractor; but they need some help from the City on funding.

Commissioner Nelson said they will go 50/50 on that, but don't inflate the cost.

Mr. Thiess said he will have to look and see how the numbers work for the Utilities Authority on 50/50 and if they have that money in their budget.

Commissioner Coke said they also have to look at the fact that hooking more people up will then generate revenue.

Mr. Thiess said typically they look at all these projects, if they can get their cash input back in four years or less, usually they can do the project.

Commissioner Coke said she was looking at a memo she received from his predecessor who was talking about how the boundaries of the utilities were expanding and it was costing them more and more to service these people, and he enumerated all the costs involved to service the people, but nowhere did he ever mentioned once the fact that if the U.A. is expanding services, they are collecting water, sewer, electric rates. At some point there is an offset. It is not just that they lose money.

Mayor Benton said they will see what they can put together.

City Manager Beach said they just have a few items left to discuss. They are through the discussion on the CIP plan itself. The Deputy City Manager wanted to take just a brief amount of time to talk about just a couple of other subjects.

Mr. Recor said as the City Manager and he prepared not only for this workshop, but as they looked at the CIP in general over the last few years, Mr. Beach has remarked about the scope of the CIP has in general changed. He can recall especially a time when there wasn't 82 projects on the CIP, when there weren't project managers in the Engineering Department. Traditionally that is who they have relied on as an organization to manage their CIP, Mr. Arias and Mr. Andrews. As they can see, the scope of the CIP has changed over the years, not only in terms of the number of projects but in terms of the number of resources it takes to get things done. They believe it is time to spread the wealth. They also believe, as has been clearly demonstrated today from Jack Andrews and his overview of the streets, and Jon Ward and his overview of the allocation of FPRA resources, and Brian O'Connor, that clearly they have leadership at the executive level, but it is time to prepare the next generation. As a manager in this organization, he thinks that is one of his responsibilities, to prepare the next generation. That is what they are proposing to do. He thinks in their effort to do that, they are going to be able to get more done and involve their professional staff. Just as they have been doing in the Planning Department and getting these individuals before the Commission by presenting development reviews, they are going to make project managers out of their professional staff in the organization. Without a doubt, it took them a long time to find a Director of Planning. When he ran into Matt Margotta in San Antonio last April, he specifically had this day in mind when he hired Mr. Margotta as Director of Planning, because he knew what Mr. Margotta brought to the table in terms of his project management experience on the CIP side. So what they are going to do is, Mr. Margotta will share with them a little bit about his background and experience, and what they are going to be doing in training that next generation of project managers in their organization. He thinks in the end what they will be able to demonstrate to them is more effective use of their staff resources and being able to get things done.

Mr. Margotta said not to do a resume, but he has done all sorts of types of capital improvement programs. It is not just the programmatic side or the planning that goes into a project that is funded this way, it is all sorts of types of things they have taken from a concept to implementation and beyond. So they need to train their next generation of leaders for the City of Fort Pierce to understand that projects exist. There are projects that are on the plate right now that already have some fairly detailed design and even construction type aspects to them that they need to have people catch up. And then also pick up those things that when the concepts are new and those come forward, they have involved that person right from the get-go, and they then get involved in every aspect of this from the development of the concept with the input from the City Commission and the public, to getting that actually designed and everything else that is involved with that. And also the construction side, construction management is a field that each one of them in all

of their departments, they can get really pigeon-holed unless they have this opportunity. This is probably where the real benefit comes he thinks back to the City Commission and the City in general is that they get a staff that is developed across the board. They understand now what would happen with their building codes, their planning official would realize they have a building permit to get and this is what is involved in that. Whereas before it was, it is over in the building department and they don't know what happens over there. Communication occurs, walls break down, and they start to understand each other a little better. The communication flow is almost tangible. It really is a revolutionary and progressive way of developing their staff. He has been through that. He has developed it himself and also have lead several teams through this effort and he thinks it is something they are going to be able to see the benefit on almost immediately.

Mr. Recor said he is not a big one on predictions, but he is going to make a prediction. He is going to tell them that within two years, if they are successful, they will be on the FCCMA (Florida City & County Management Association) speaking tour talking about how they have been able to get things done in this community. They are known for a lot of things already. They are winner of the 2005 City of Excellence Award. But he will tell them, he thinks a lot of people will turn to them as an example of one to emulate if they are successful in doing this. And he thinks that they will be, he knows they will be. Reporting status, he thinks one of the other things that obviously they can do better is reporting to them the status of ongoing projects.

Commissioner Nelson said he says that as though they automatically approve his concept of project management, and by virtue of his saying it, it is fait accompli. He just wants to point out that he had extensive experience in project management starting back with 1960's. He would just like to endorse the fact it is something that does in fact work extremely well; but the problems lie in the area of accountability, authority, and responsibility. It does not mean, under no circumstances, are they alleviating responsibility from his head man here, i.e. the City Manager. But they do give these project managers full authority to in fact go out and get their projects moving along with the approval of their respective Department Heads and of course approval of the City Manager and if necessary the City Commission. They don't want people running around here saying they are the Project Manager and this is what they say and this is the way it is going to be. Because there are certain statutory laws they have to deal with, there are certain responsibilities and authority this Commission has, and there are certain requirements that they want the City Manager and the Deputy City Manager and Department Heads to ride herd on. Because they cannot go out and throw the people's money away and say they are sorry, they were trying to develop their manager. They are still going to be accountable and responsible. But the fact that they can get and go across the various lines to get things done in an expeditious way. Mr. Jon Ward is an example of that, he is all over the City around here, he gets the things done. If he runs into problems, he says he has a problem with an engineer or with the legal department or the City Manager is holding him up. But his point is, this project management thing if done correctly can in fact enhance the accountability, the responsibility of various projects they have going on. He applauds them for addressing it. He doesn't know whose idea it was. He has a hunch he knows where it came from. That is not one of Nelson's proposals, but he has talked about all this kind of stuff and flow charts and all this stuff which also dovetails into that. So if they pursue it right, he thinks they have a good thing going. Mr. Recor is right, somebody might be saying Fort Pierce is really doing a great thing. Because he has seen it work from an international scale. He recommends it to the rest of the Commission as well.

Mr. Recor said to wrap up, acknowledging one of the things that he thinks they can do better; and that is, keeping the Commission informed of the progress and status of projects.

To that degree, one of the things they are going to initially start off with - open to their feedback and suggestions - is a quarterly report. What they will do is, they will take these cut sheets, particularly the CIP budget - what they said they are going to fund this year, what they are going to do this year. They are going to assign project managers to every

one of those projects that are funded in the CIP budget. And then they will report in narrative form or deliver to the Commissioners the information that is important to them that is easily digestible, that they can simply look at their CIP budget and see a status at least on a quarterly basis. Are they going to want to see a Gantt Chart? He thinks they can fine tune the information they provide, but they are going to put it to them in a format on a regular basis that they will have the information to keep them informed and be responsive to their questions. With that, he will simply open it up for additional feedback and further questions.

Commissioner Nelson asked they do not contemplate additional staff for this, do they?

Mr. Recor said no.

Commissioner Nelson asked no additional funding for this?

Mr. Recor said not immediately.

Commissioner Nelson asked these project managers will have the capacity to have under their umbrella several projects, right?

Mr. Recor said absolutely.

Commissioner Nelson said he just wants to make sure they understand what is going on because it is tricky.

City Manager Beach said if there are no other questions, that concludes their workshop. He thanks them all very much for taking time to do this.

Mayor Benton said there is one thing he would like to add that has been asked of him. He won't be here Monday night for the Commission meeting, but he would support moving out the time frame on the Charrette for the wastewater treatment plant. In other words, if staff doesn't feel comfortable, they need to set up a time past February 26th. If it is just not convenient for staff and everyone else, he would support that.

Commissioner Coke said she has a question if they are going to discuss that charrette now. Because first of all, she called Mr. Beach last month because she had heard a rumor about this and she was assured then that they would not be scheduling anything until after they checked everybody's availability. Also, she knows they had all discussed having a Charrette for that property and now she understands they are looking to have a Charrette for that property and the Veteran's Park property and everything else. It is several days worth of charrette. It is on a Monday, which they are not going to get public input on a Monday, people have to work for a living. And she thinks there was a very high price tag to it.

City Manager Beach said there was a serious breakdown in communication between the City and the County and the Treasure Coast Regional Planning Council on that issue. The day Commissioner Coke called, they were in touch with County staff and County staff was saying this was not being done and would not be done without the input of this City Commission.

Commissioner Coke said she knows, that is what he told her.

City Manager Beach said of course, that is what he passed on to everybody else, that they would be talking to the City Commission before they scheduled the date. So he is assuming that will be the discussion that takes place Monday night. He knows staff has some conflicts with those dates, so it is going to be difficult he thinks to accommodate the schedule they have set up right now.

Commissioner Nelson asked how about a Washington trip on the Federal Courthouse?

City Manager Beach said they are talking to all of the Commissioners this week about that. That also is the week of the 26th. That is when the City's lobbying firm suggested that they come up. So that is another conflict.

Mayor Benton said the last time, he got beat up pretty bad that they didn't schedule ahead of time and try to get into the White House, into the Capitol. He knows it takes passes through either a Congressman or a Senator. Last time that was one of their number one items.

Commissioner Coke said she thinks they said they had to apply two or three months ahead, even through a Congressman.

Mayor Benton said sometimes it takes that long. They have a new Congressman who has been here already and had lunch with them, so that might be their opportunity. But the other problem the last time when they were in Washington, that was the Spring break and everyone was there and also the League of Cities. So if they go at a different time, it might be easier to get in.

City Manager Beach said that is the reason the lobbying firm is recommending this time frame, he thinks that is going to be more convenient.

Commissioner Nelson asked will Mayor Benton be able to go through that week?

Mayor Benton said yes. The week after next he will be in Tallahassee.

The Workshop ended at 2:45 p.m.

