



CITY COUNCIL MEETING

City of Greenacres, Florida

Monday, August 16, 2021 at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Joel Flores, Mayor

John Tharp, Deputy Mayor

Peter A. Noble, Councilmember, District II

Judith Dugo, Councilmember District III

Jonathan G. Pearce, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Flores called the meeting to order at 6:00PM.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion made by Councilmember Dugo, Seconded by Councilmember Bousquet to approve the agenda. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY- None.

SPECIAL BUSINESS - None.

CONSENT AGENDA

- 1. Official Minutes:** Budget Workshop Meeting Minutes, July 19, 2021 and City Council Meeting Minutes, August 2, 2021. - Quintella Moorer, City Clerk.
- 2. Resolution 2021-38:** Authorizing the execution of the Fiscal Year 2021-22 Community Development Block Grant (CDBG) Agreement for Phase 8 of the stormwater drainage enhancement in the Original Section; and providing for an effective date. - Kara Irwin-Ferris, Building, Planning and Engineering Director.
- 3. Resolution 2021-41:** Authorizing participation in the Public Emergency Medical Transportation (PEMT) supplemental payment program for Medicaid managed care patients; delegating authority to execute letter(s) of agreement with the State of Florida relating to intergovernmental transfers to the State; and delegating authority to execute other documents necessary to participate in the program. - Teri Beiriger, Finance Director.

Motion made by Councilmember Bousquet, Seconded by Councilmember Noble to approve the Consent Agenda. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

REGULAR AGENDA

- 4. PUBLIC HEARING: Ordinance 2021-11:** Second Reading: Amending the City's Charter without Referendum as authorized by Florida Statute to adjust the qualifying dates to accommodate the Supervisor of Elections; providing for severability, the repeal of laws in conflict, codification and an effective date. - Quintella L. Moorer, City Clerk.

City Clerk Moorer read Ordinance 2021-11 by title.

Ms. Moorer stated Ordinance 2021-11 passed by a 5-0 vote on August 2, 2021, to change the City's election qualifying dates to accommodate the recommendations and requirements from the Palm Beach County Supervisor of Elections. No additional changes had been made since the First reading. Staff recommended approval of Ordinance 2021-11.

Motion made by Councilmember Pearce, Seconded by Councilmember Bousquet to approve Ordinance 2021-11 on Second Reading. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

- 5. Ordinance 2021-09:** First Reading; Adopting Chapter 4 Buildings and Building Regulations, Section 4-5, as the Unsafe Building Abatement Code, providing for purpose, authority, establishment of a district, definitions, enforcement, emergencies, abatement, collection of cost, appeals and other purposes; providing for conflicts, severability, codification, and effective date. - Kara L. Irwin-Ferris, Director of Building, Planning and Engineering.

City Clerk Moorer read Ordinance 2021-09 by title.

Ms. Ferris-Irwin stated the ordinance was specifically for demolition of unsafe structures within the City. She stated they were establishing processes, definitions and enforcement. Ms. Ferris-Irwin stated a process for cost and appeals would also be established.

Motion made by Councilmember Bousquet, Seconded by Deputy Mayor Tharp to approve Ordinance 2021-09 on First Reading. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

- 6. Ordinance 2021-10:** First Reading; Amending Section 2-270 Definition; Non-ad Valorem assessment to include additional section for demolitions; providing for conflicts, severability, codification, and an effective date. - Kara Irwin-Ferris, Director of Building, Planning and Engineering.

City Clerk Moorer read Ordinance 2021-10 by title.

Ms. Ferris-Irwin stated Ordinance 2021-10 went hand and hand with Ordinance 2021-09 and was an amendment to Section 2-270.

Motion made by Councilmember Pearce, Seconded by Councilmember Noble to approve Ordinance 2021-10 on First Reading. Voting Yea: Deputy Mayor Tharp, Councilmember Noble, Councilmember Dugo, Councilmember Pearce, and Councilmember Bousquet.

DISCUSSION ITEM**7. Building Safety Inspection Program. - Scott Wood, Building Official.**

Mr. Wood stated the Florida League of Cities created a committee composed of Building Officials in Palm Beach County. The Committee had various discussions regarding existing programs. He mentioned some changes had occurred which included a revised 20 year timeframe from the existing 40 year timeframe. He highlighted a major concern was waterproofing and the use of tiles on outdoor balconies. Mr. Wood stated inspection electrical reports would improve efficient and require submission to Building Departments throughout the County. The changes would effect any building over 3500 square feet with any occupancy greater than ten. Mr. Wood stated property owners were responsible for inspections and the City would provide a courtesy notification. April - September would be the timeframe for inspections which would cause a moderate impact to Staff.

Mr. Wood asked for any comments from Council to report back to the Committee.

Councilmember Dugo asked about the notification process. Mr. Wood explained the City would assist but the property owner was responsible.

Deputy Mayor Tharp asked how to educate residents on the maintenance of balconies. Mr. Wood stated permits were required for any changes to flooring. Ms. McCue suggested waiting to educate residents until all regulations were passed and then provide education to residents via various outlets. Councilmember Bousquet stated the Homeowner Associations were ultimately responsible.

Mayor Flores was pleased with the collaboration with the League of Cities.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS - None.**CITY MANAGER'S REPORT****8. July Department Reports.**

Ms. McCue highlighted the draft results from the Census report stating the City's population increase to 43,990. She mentioned with the population increase redistricting would most likely be needed and conducted by FAU, which was done in the past.

Ms. McCue stated the City would receive a total of \$20.5 million dollars from the American Rescue Plan. Covid testing sites would be provided in the City Monday - Thursday at the Community Center. Ms. McCue stated Fire Rescue still had available vaccines. She reminded Council of the upcoming 9/11 Event, at the Community Center.

Councilmember Noble questioned cost and test result turnaround, Ms. McCue said no cost was associated with testing and rapid testing would be available.

Mayor Flores questioned the percentage of vaccinated employees. Ms. McCue stated around 50 percent of employees. Mayor Flores asked if a municipality could mandate mask wearing for employees. Ms. McCue stated there were various options for municipalities and the City was currently looking into options with the City Attorney.

Mayor Flores asked if any liabilities existed if a mandate was not in place and an employee got sick. Ms. Christy Goddeau, City Attorney stated laws were passed that provided immunity from litigation related to Covid, as long as CDC Guidelines were being followed.

Mayor Flores asked if the American Rescue Plan dollars could be used to incentivize employees to get vaccinated. Ms. McCue replied yes.

Mayor Flores requested a Discussion item on employee vaccinations and incentive programs be added to the September 8, 2021 agenda.

CITY ATTORNEY'S REPORT - None.

MAYOR AND CITY COUNCIL REPORT

Councilmember Pearce: Thanked Ms. McCue for assisting with a few issues in the City. He also thanked Mr. Carlos Cedeño, Public Works Director and Ms. Goddeau for their assistance.

Mayor Flores: Questioned the roof status at the Church of 7th Day. Ms. Ferris-Irwin said the church had an active permit, and before a Certificate of Occupancy was issued the roof must be corrected. She stated the church was not near completion. They were in the process of moving forward.

Councilmember Noble asked how unsafe the roof was. Ms. Ferris-Irwin said it was not unsafe, it was a matter of aesthetics, per Code. Councilmember Noble asked how to bypass on the requirement on the roof. Mayor Flores did not agree with passing on the Code requirement for the roof. Councilmember Noble suggested reconsidering the original Council approval and was in favor of the church maintaining the current roof.

Councilmember Dugo agreed with Councilmember Noble to allow the roof. Councilmember Bousquet questioned the legality of making exceptions to Code requirements. Ms. Goddeau stated the church needed to comply with the approved plan unless Council allowed an administrative revision.

Mayor Flores questioned the status of the incomplete sidewalk on 57th Avenue and asked whether it was due to the Water District. Ms. McCue stated yes, as the sidewalk covered water pipes, she mentioned conversations with the Lake Worth Water District and possibly Pine Ridge to get approvals on adding the sidewalk without taking ownership of the pipe. Mayor Flores suggested adding sidewalk issue signage for Residents.

ADJOURNMENT

Meeting adjourned at 6:50PM.

Joel Flores
Mayor

Quintella Moorer, CMC
City Clerk

Date Approved: _____