



CITY COUNCIL BUDGET HEARING MEETING

City of Greenacres, Florida

Monday, September 16, 2024, at 6:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

Mayor and City Council

Chuck Shaw, Mayor

Judith Dugo, Deputy Mayor

John Tharp, Councilmember, District I

Peter Noble, Councilmember District II

Susy Diaz, Councilmember, District IV

Paula Bousquet, Councilmember, District V

Administration

Andrea McCue, City Manager

Christy Goddeau, City Attorney

Glen J. Torcivia, City Attorney

Tanya Earley, City Attorney

Quintella Moorer, City Clerk

CALL TO ORDER AND ROLL CALL

Mayor Shaw called the meeting to order at 6PM and all Council were present. City Clerk Moorer called the Roll.

PLEDGE OF ALLEGIANCE

A moment of silence was taken for the loss of Mayor Fred Pintos of Royal Palm Beach.

AGENDA APPROVAL

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Bousquet to approve with the removal of Agenda Item 20.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

COMMENTS FROM THE PUBLIC FOR AGENDA ITEMS ONLY

None.

Second Budget Hearing - Fiscal Year 2025 Proposed Budget

- 1. PUBLIC HEARING: Ordinance 2024-24: Second Reading:** Establishing a taxable valuation and levying an ad valorem tax on property located within the corporate limits of Greenacres, Florida, as of the year ending December 31, 2024; providing for repeal of conflicting ordinances, severability, and an effective date. - Andrea McCue, City Manager and Teri Beiriger, Director of Finance.

Ms. Moorer read Ordinance 2024-24 by title.

Ms. McCue thanked the Council, Ms. Beiriger and Staff for their contribution to the budget process. Ms. McCue read Florida State Statue Chapter 200.065 into the record per requirement. Ms. McCue said the taxable valuation and ad valorem tax levy was over \$200 million. She mentioned the millage rate was 6.3.

She highlighted the comments from the First Reading and stated no changes had occurred since the First Reading.

Staff recommended approval.

Motion made by Councilmember Noble, Seconded by Councilmember Tharp to approve Ordinance 2024-24 on Second Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

- 2. PUBLIC HEARING: Ordinance 2024-25: Second Reading:** Adopting an operating budget for the fiscal year beginning October 1, 2024, and ending September 1, 2025; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date. - Andrea McCue, City Manager and Teri Beiriger, Director of Finance.

Ms. Moorer read Ordinance 2024-25 by title.

Ms. McCue stated the ordinance would adopt over \$58 million for the 2025 operating budget and no changes had occurred since the First Reading.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Bousquet to approve Ordinance 2024-25 on Second Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

SPECIAL BUSINESS

- 3. Presentation:** City Branding, Sam Preston, Senior Director, Project Leadership, North Star Place Branding + Marketing.

Mr. Preston mentioned the branding needed to incorporate history, reflect on vision, create a professional look and provide residents and businesses with a glimpse of the city. He provided some samples of great branding such as Nike, Disney and Amazon.

Mr. Preston continued to touch base on branding styles, the impact, the approach and certain models to follow. He mentioned they would be hosting various focus groups, to include residents and key stakeholders. Once data was collected, they would provide insight, development and implementation.

Mr. Preston provided some examples of a project from Sun Prairie with various items such as letterhead, momentum, marketing material and fleet vehicles.

- 4. Presentation:** Roper Residential Lock Box Program. - Chief Brian Fuller, Fire Rescue.

Chief Fuller presented the Residential Lock Box Program. He stated the program was designed for secure method for emergency access and was alone provided to the Fire Rescue Department and was not shared with other entities.

Chief Fuller explained how the program worked with cost and access permissions. The program was a private company and Fire Rescue does not receive any funding. The Fire Department would help install the locks.

Councilmember Diaz asked how residents would find out about the program. Chief Fuller mentioned information would be listed on social media and mail via the City's Newsletter.

- 5. Proclamation:** Information Technology Professional's Day, September 17, 2024, and National Cybersecurity Awareness Month, October 2024. - Georges Bayard, Director of Information Technology.

Deputy Mayor Dugo read the proclamation by title.

Mr. Bayard thanked the Council and Ms. McCue. He also stated he was proud of his Team and their dedication to the City.

Photos were taken.

CONSENT AGENDA

- 6. Official Council Meeting Minutes:** City Council Special Meeting/Budget Hearing Minutes, September 3, 2024. - Quintella L. Moorer, City Clerk.
- 7. Resolution 2024-47:** Approving addendum eleven (11) to the Law Enforcement Services Agreement (LESA) with the Palm Beach County Sheriff's Office (PBSO), providing for an effective date. - Andrea McCue, City Manager.
- 8. Resolution 2024-50:** Authorizing budget adjustments within the Fiscal Year 2024 total operating budget. - Teri Beiriger, Director of Finance.
- 9. Resolution 2024-51:** Adopting a Capital Improvements Program for Fiscal Years 2025-2030. - Teri Beiriger, Director of Finance.
- 10. Resolution 2024-52:** Providing for automatic amendment for the Fiscal Year 2025 budget to reflect outstanding encumbered orders of Fiscal Year 2024; providing that the cost of those expenditures were to be paid from funds carried forward from Fiscal Year 2024. - Teri Beiriger, Director of Finance.
- 11. Resolution 2024-53:** Authorizing Staff actions to procure those items approved in the Fiscal Year 2025 Budget. - Teri Beiriger, Director of Finance.
- 12. Resolution 2024-54:** Approving the agreement between the City of Greenacres and Khan Builders, Inc., to renovate one (1) men's restroom, one (1) women's restroom, and one (1) ADA compliant unisex restroom at the WIC Center located at 5985 10th Avenue, Greenacres, FL 33463; authorizing the appropriate City Officials to execute the agreement; and providing for an effective date. - Monica Powery, Director of Purchasing.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Diaz to approve the Consent Agenda.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

REGULAR AGENDA

- 13. PUBLIC HEARING: Ordinance 2024-20: Second Reading:** Amending the defined contribution retirement plan for the general employees of the City of Greenacres, providing for conflicting ordinances and providing an effective date. - Teri Beiriger, Director of Finance.

Ms. Moorer read Ordinance 2024-20 by title.

Ms. Beiriger stated no changes had taken place since the First Reading on September 3.

Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-20 on Second Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

14. PUBLIC HEARING: Ordinance 2024-22: First Reading: Amending the Future Land Use Map of the future land use element of the City's Comprehensive Plan, to change the future land use designation of two parcels of land totaling approximately 6.56 acres, located at 6240 Dodd Road and adjacent vacant parcel from a City of Greenacres designation Residential Medium Density (RS-RM) and Commercial (CM) to a City of Greenacres designation of Residential High Density (RS-RH) as requested by J Morton Planning/Landscape Architecture, agent for the owners, Morija Evangelical Alliance Church Inc. of Delray and Lake Wellington Professional Center; providing for repeal of conflicting ordinances, severability, transmittal, inclusion in the Comprehensive Plan; and an effective date. - Gionni Gallier, Senior Planner.

Ms. Moorer read Ordinance 2024-22 by title.

Mr. Gallier stated the ordinances' proposed request was to amend the future land use and rezoning map of the City's Comprehensive Plan at Dodd Road to a Residential high density use for a townhouse development, Astoria Towns and the rezoning use to change to a Residential high district. He stated the change was necessary for development. Mr. Gallier stated the use was consistent with the City's goals and objectives. There were no traffic concerns, and the project met all requirements.

Staff recommended approval.

Mr. Alex Arnold of J. Morton requested approval of future land use and rezoning to build Astoria Towns, a town home community of 6.56 acres. The proposal included sixty two-story townhomes. Mr. Arnold stated he spoke with some residents adjacent to the area and most residents wanted more detailed information on the proposed project. The biggest issue was with Mr. Chris Copper, which involved utility and landscape updates. Mr. Arnold worked with Mr. Cooper to address the issues.

Staff recommended approval.

Councilmember Tharp thanked Mr. Arnold for his proactive steps to the project.

Councilmember Noble disagreed with high density residential projects.

Councilmember Diaz was thankful for the project which would help with the housing issue in the County.

Councilmember Bousquet asked the price of the units. Mr. Arnold stated about four hundred thousand.

Motion made by Councilmember Diaz, Seconded by Deputy Mayor Dugo to approve Ordinance 2024-22 on First Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

15. PUBLIC HEARING: Ordinance 2024-23: First Reading: Approving a rezoning and official zoning map amendment for two parcels of land totaling approximately 6.56 acres,

located at 6240 Dodd Road and adjacent vacant parcel from a City of Greenacres designation of Residential Medium-2 (RM-2) (7 units per acre) and Commercial General (CG) to a City of Greenacres designation of Residential High (RH), as requested by the petitioner, J Morton Planning/Landscape Architecture, agent for the owners, Morija Evangelical Alliance Church Inc. of Delray and Lake Wellington Professional Center Inc.; providing for changes to the official zoning map, repeal of conflicting ordinances, severability; and providing for an effective date. Gionni Gallier, Senior Planner

Ms. Moorer read Ordinance 2024-23 by title.

Mr. Gallier stated this ordinance was mentioned in the previous presentation above and meets all requirements. Mr. Gallier noted the Development Review Committee and Planning Commission also reviewed and approved the future land use and rezoning ordinances. Staff recommended approval.

Motion made by Councilmember Tharp, Seconded by Councilmember Bousquet to approve Ordinance 2024-23 on First Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

16. QUASI-JUDICIAL: PUBLIC HEARING: Resolution 2024-44: Approving the application for Site Plan approval to construct a one-story 2,598 square foot office building and a three unit two-story townhouse within a Mixed Use Development - Office (MXD-O) zoning district, located approximately 650 feet north of Woodlake Boulevard at 3494 South Jog Road, as requested by the applicant, Steven Gaynair, agent for the owner, C&C Petro Investments, LLC; providing for repeal of conflicting resolutions; and providing for an effective date. - Gionni Gallier, Senior Planner.

Staff explained the Quasi-Judicial process.

Ms. Moorer swore in two Staff members.

Ms. Moorer read Resolution 2024-44 by title.

The Council had no ex-parte communications.

The applicant was not present. Staff presented on their behalf.

Mr. Gallier stated the C& C Legacy Plaza was on Jog Road. The applicant was requesting approval of a site plan to develop a one-story 2,598 square foot office building and three two two-story unit townhomes. He said the proposal complies with the surrounding area and character. The proposal had been approved by all committees.

Staff recommended approval.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Diaz to approve Resolution 2024-44 with Staff conditions.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

17. Ordinance 2024-26: First Reading: Amending Chapter 10, Personnel, Article 4, Retirement, Pensions and other Employee Benefit Programs, Division 3, Retirement Systems Authorized by Section 10-148 entitles "Public Safety Officers and Firefighters Retirement Plan and Trust"; amending the City of Greenacres Public Safety Officers and Firefighters' Retirement Plan and Trust Defined Benefit Plan and Trust Adoption

Agreement to implement a change to the process for the crediting and earnings on the shared accounts; providing for repeal of conflicting ordinances; providing for inclusion in the Code; providing for severability; and providing for an effective date. - Andrea McCue, City Manager.

Ms. Moorer read Ordinance 2024-26 by title.

Ms. McCue stated the ordinance was changing the crediting, earnings and the losses in the shared accounts to fairly distribute the earnings on a quarterly basis rather than annually. No funding would change.

Staff recommended approval.

Motion made by Councilmember Diaz, Seconded by Councilmember Tharp to approval Ordinance 2024-26 on First Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

18. Resolution 2024-46: A resolution adopted by the City Council of the City of Greenacres, Florida, repealing Resolution number 2020-40, which adopted a schedule for building permit fees and Resolution number 2022-30, which amended the Development and Neighborhood Services Department fee schedule adding engineering and right-of-way permit fees and other associated fees; establishing a new Development and Neighborhood Services Department fee schedule that incorporates building permit fees pursuant to Section 4-8 of the Greenacres Code and filing fees related to land development applications and other reviews and processes pursuant to Section 12-8 and 16-35(b) of the Greenacres Code; providing for repeal of conflicting resolutions; and providing for an effective date. - Linda Mia Franco, AICP, Zoning Administrator.

Ms. Franco stated the resolution was proposing a new fee schedule for the Development and Neighborhoods Services Department which including building permit fees, adding engineering and right of way fees and other associated fees.

Staff recommended approval.

Motion made by Deputy Mayor Dugo, Seconded by Councilmember Tharp to approve Ordinance 2024-46 on First Reading.

Voting Yea: Deputy Mayor Dugo, Councilmember Noble, Councilmember Tharp, Councilmember Diaz, and Councilmember Bousquet.

19. Fiscal Year 2025 Property Improvement Program Guidelines Review: Andrea McCue, City Manager and Aileen Hernandez, Public Works Specialist.

Ms. McCue and Ms. Hernandez provided some updates to the guidelines which included some changes based on some feedback from Council and residents. Ms. McCue highlighted a few changes such as resident's properties must be owner occupied, commercial properties were eligible for fifty percent of the total project cost with a \$10,000 maximum grant amount, enhancements must be completed within one year of the date of award, property enchantments must be visible from the public right-of-way and finally project readiness points were removed.

Ms. McCue stated the Art in Public Places program would be separate from this project.

Ms. McCue asked the Council to consider increasing the scoring for properties that were owner occupied but not disqualify renter properties.

The Council agreed with Ms. McCue's recommendation. Councilmember Diaz was not against the rentals but suggested possibly only allowing a certain percentage of renters to apply.

20. Reappointment to the Public Safety Officers/Firefighters Retirement Board of Trustees. -Reappointing Brian Brady to serve another four-year term. - Andrea McCue, City Manager.

This item was removed from the agenda.

DISCUSSION ITEM - None.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

CITY MANAGER'S REPORT

21. Community Recreation Services Report.
22. Development and Neighborhood Services.
23. Finance Report.
24. Fire Rescue Report.
25. Information Technology Report
26. Palm Beach Sheriff's Office District 16 Report.
27. Public Works Report
28. Purchasing Report.
29. Youth Programs Report.

Ms. McCue stated the John I Leonard Adult Course 12-week Program currently enrolled 23 participants. She reminded the Council of the Senior Resources and Health Fair, September 28, 2024.

Ms. McCue stated the 6th South Bridge had a setback due to issues with the deck of the bridge. The bridge should have a final update by September 18.

CITY ATTORNEY'S REPORT

None.

MAYOR AND CITY COUNCIL REPORT

Deputy Mayor Dugo thanked the Staff.

Councilmember Diaz wished everyone a Happy Hispanic Heritage Month and she was pleased the Chickasaw project was finalized.

ADJOURNMENT

7:30PM

Chuck Shaw
Mayor

Quintella Moorer, MMC
City Clerk

Date Approved: _____