

It was moved by Ms. Rufty and seconded by Mr. Peacock to authorize staff to procure and spend \$10,000 to demolish the house at 1113 Osceola Drive. Motion carried 5-0.

V. PUBLIC COMMENTS

Mr. Kevin Foley, Brahman Motor Cars representative, appeared before the board and stated that Mr. Deveaux, Central Lake contractor, had approached Brahman Motors about ten (10) months ago for permission to place construction refuge on a Brahman owned lot adjacent to the Central Lake site. Mr. Foley stated that Brahman Motors checked with their insurance company the next day and advised them to deny Mr. Deveaux's request. Mr. Foley stated that before they had a chance to respond to Mr. Deveaux's request, Devland Site, Inc had already begun dumping construction refuge onto the lot. Mr. Foley presented photographs to the Board showing the refuge that still remains on the subject property. Mr. Foley also disclosed that he contacted Mr. Michel in writing requesting that final payment for the project be withheld until Brahman's property is cleared of said refuge and that Mr. Michel had agreed to do so. He added that Brahman Motor Cars and their attorney have agreed not to litigate the matter with Devland Site, Inc. unless permanent abandonment of the refuge is evident.

Mr. Daniels instructed staff to address and resolve the issue.

VI. DISCLOSURES

VII. REGULAR

1. Nominations and Election of Board Chair and Vice-Chair

Mr. Daniels opened the nominations for the office of Chair. Ms. Rufty nominated Mr. Wade for the office of Chair. No other nominations were offered. Vice-Chair Daniels closed the nominations for the office of Chair.

Mr. Daniels opened the nominations for the office of Vice-Chair. Ms. Marvin nominated Mr. Daniels for the office of Vice-Chair. No other nominations were offered. Vice-Chair Daniels closed the nominations for Vice-Chair.

2. Rezoning of the DoCampo Property on Westgate Ave

Ms. Shutt stated that the applicant is proposing to rezone the property from the Neighborhood Commercial (CN) District to the General Commercial (CG) District for consistency with the (CH/8) Future Land Use designation. The applicant

plans to use the site as a commercial parking lot and future incorporation of the property to the east which houses a single family structure, for commercial purposes.

Ms. Shutt requested authorization for staff to issue a letter of recommendation for approval of the applicant's rezoning request from Neighborhood Commercial (CN) District to the General Commercial (CG) District.

It was moved by Mr. Kirby and seconded by Mr. Peacock to authorize staff to issue a letter of recommendation for approval of the applicant's rezoning request for the DoCampo property on Westgate Avenue from Neighborhood Commercial (CN) District to the General Commercial (CG) District. Motion carried 5-0.

3. REG Architects, Inc. Agreement for Professional Architectural Services

Mr. Michel stated that the Agreement was initially created to include architectural services for the Pump Station and associated services for the NSP2 Residential Rehabilitation Grant Program (RRGP) and other scopes of work within the RFQ. He added that HCD is now requiring that the CRA re-advertise for the Housing Rehab portion of the RFQ in order to broaden the competitive scope for other trades; the Pump Station scope of work portion of the Agreement with REG will remain and go forward.

Ms. Shutt stated that there were going to be two (2) work assignments incorporated into the three (3) year contract, the pump station and smaller amenities projects with an option of renewal after three (3) years.

Ms. Shutt requested approval of the Agreement for Professional Services and Work Assignment #1 (Belvedere Homes Wastewater System Vacuum Station Building – Phase 1) with REG Architects, Inc., for an amount not to exceed fifty-five thousand dollars (\$55,000) plus out-of-pocket expenses to be reimbursed up to an amount not to exceed twenty five hundred dollars (\$2,500) subject to final review by the board attorney.

Mr. Kirby asked Mr. Keshavarz, Engineering Consultant for the Pump Station, to appear before the board to comment on the contract.

Mr. Keshavarz appeared before the board and stated that the word "civil" on Page three (3), Paragraph A, line three (3) of the contract allows REG Architects, Inc. an open choice of civil engineers whereas other discipline resources are

prelisted within the contract.

A lengthy discussion ensued among board members and legal counsel on the wording issue. Attorney Baird recommended that the Agreement be amended to strike the word "civil" from Page 3, Paragraph A, line 3, noting that professionals, such as REG Architects, Inc, should not be allowed to select other professionals who are subject to CCNA ruling under this Agreement.

It was moved by Ms. Marvin and seconded by Mr. Kirby to approve the Agreement for Professional Services and Work Assignment #1 (Belvedere Homes Wastewater System Vacuum Station Building – Phase 1) with REG Architects, Inc., for amount not to exceed fifty-five thousand dollars (\$55,000) plus out-of-pocket expenses to be reimbursed up to an amount not to exceed twenty five hundred dollars (\$2,500) subject to final review by the board attorney; and to accept the contract as amended by striking the word "civil" from Page three (3), Paragraph A, Line three (3). Motion carried 5-0.

Ms. Shutt stated that HCD has requested the CRA to broaden their scope in acquiring RFQ's for Housing Rehabilitation Consultant Services and is contained in the second half of the approval requested by staff.

Ms. Shutt requested authorization for staff to proceed with the required documents for the NSP2 RRGp with the inclusion of a broadened scope of Consultant Services version for the Housing Rehab portion of the project.

It was moved by Mr. Kirby and seconded by Ms. Marvin to authorize staff to proceed with the required documents for the retaining of Professional Consultant Services for the NSP2 RRGp project. Motion carried 5-0.

4. Cherry Road Change Order #4

Mr. Michel stated that Change Orders No. 1, 2 and 3, each under the amount of \$3,000.00, along with Change Order No. 4 in the amount of \$36,304.00 will total \$44,559.00.

Mr. Michel requested approval of Change Order No. 4 in the amount of \$36,304.00.

It was moved by Ms. Marvin and seconded by Ms. Ruffy to approve Change Order No. 4 in the amount of \$36,304.00. Motion carried 5-0.

5. Amendment of By-Laws to Change Meeting Time

It was moved by Mr. Kirby and seconded by Ms. Marvin to change the meeting time to 5:00 p.m. Motion carried 5-0.

Mr. Daniels directed legal counsel to recheck the by-laws before the public notice is placed.

6. Urban Design Kilday Studios' (UDKS) Change Order

Mr. Michel requested approval of UDKS Change Order No. 6 of the Central Lake project in the amount of \$2,999.00 for additional services.

It was moved by Ms. Rufty and seconded by Mr. Peacock to approve the UDKS Change Order No. 6 in the amount of \$2,999.00. Motion carried 5-0.

VIII. REPORTS

A. Staff Reports

Mr. Michel reported the following:

Central Lake - Mr. Michel presented photos showing the progress of the Central Lake project. The pump station for irrigation and the fountain is in place. Some of the work remaining is some sloping corrections, sodding, some electrical work and the rest of the fencing. Mr. Michel added that FEMA has granted the CRA a six (6) month extension for the project.

Phases 4, 5 and 6 – Ranger is doing the underground work which is 50% finished.

Cherry Road Bridge Expansion –This project will close out within two or three weeks. Mr. Michel presented photos of the project site showing current progress.

L2 Pump Station - The County has selected Murray Logan contractors for this project. The cost of the project will be \$3.2 million dollars. The County is asking the CRA to pay up front before contract authorization.

B. Engineer Report

Mr. Keshavarz and Randy Wertepny, Keshavarz & Associates, Inc. reported the following:

Cherry Road Bridge Expansion – Change Order No. 4 in the amount of \$36,304.00 has a \$17,000.00 credit which actually decreases the change orders amount to approximately \$20,000.00.

Westgate Streetscape – Waiting to receive comments from the County regarding street own sections.

L2 Expansion – County is not going to bid this month as anticipated.

Vacuum Station – Piping work has been submitted.

L2 Pump Station – Contractors, Murray Logan, were the lowest bidders for the project at \$3,226,800 dollars. The County is waiting to receive all expenses from the CRA before awarding the contract to Murray Logan.

Phases 4, 5 and 6 – Project is progressing on schedule.

C. Attorney Report

D. Committee Reports

1. **Administrative/Finance – Chair Wade**
2. **Capital Improvements – Chair, Mr. Daniels**
3. **Land Use –**
4. **Real Estate – Chair, Mr. Kirby**
5. **Marketing – Chair, Mr. Peacock**
6. **Community Affairs – Chair, Ms. Marvin**
7. **Special Events – Chair, Ms. Ruffy**

Ms. Ruffy reported that in regards to the CRA's Community Garden and Green Market projects, the Palm Beach County Health Department has volunteered to assist the CRA, including their grant writer to obtain funding for the mobile green market project. In addition, the Health Department has developed several community gardens themselves and has offered to take the CRA on a tour of these gardens.

IX. ATTORNEY'S REPORT

X. STAFF REPORTS

XI. BOARD MEMBERS COMMENTS

XII. ADJOURNMENT

It was moved by Mr. Daniels to adjourn the meeting. The Board meeting was adjourned at 5:30 p.m.



Dorothy Natiello Secretary, WCRA