

**CITY OF RIVIERA BEACH  
PALM BEACH COUNTY, FLORIDA  
CITY COUNCIL WORKSHOP MINUTES  
WEDNESDAY, APRIL 14, 2014 AT 5:30 P.M.**

(The following may contain inaudible or misunderstood words due to the recording quality.)

ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM; PLEASE FILL OUT A PINK PUBLIC COMMENT CARD LOCATED IN THE BACK OF THE COUNCIL CHAMBERS AND GIVE IT TO THE STAFF PRIOR TO THE BEGINNING OF THE MEETING. MEMBERS OF THE PUBLIC SHALL BE GIVEN A TOTAL OF THREE (3) MINUTES FOR ALL ITEMS LISTED ON THE CONSENT AGENDA. MEMBERS OF THE PUBLIC WILL BE GIVEN THREE (3) MINUTES TO SPEAK ON EACH REGULAR AGENDA ITEM. IN NO EVENT WILL ANYONE BE ALLOWED TO SPEAK ON AN AGENDA ITEM AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

**CITY CLERK CALL TO ORDER**

**CHAIRPERSON DAVIS:** Welcome to our workshop today on Capital Projects. Mrs. Jones, turning it over to -- no. Let's call the roll first. City Clerk, please call the roll.

**ROLL CALL**

**CITY CLERK WARD:** Major Thomas Masters. Chairperson Judy Davis?

**CHAIRPERSON DAVIS:** Here.

**CITY CLERK WARD:** Chair Pro Tem Dawn Pardo?

**CHAIR PRO TEM PARDO:** Present.

**CITY CLERK WARD:** Councilperson Bruce Guyton? Councilperson Cedrick Thomas?

**COUNCILPERSON THOMAS:** Here.

**CITY CLERK WARD:** Councilperson Terence Davis?

**COUNCILPERSON DAVIS:** Here.

**CITY CLERK WARD:** City Manager Ruth Jones?

**CITY MANAGER JONES:** Present.

**CITY CLERK WARD:** City Clerk Carrie Ward is present. City Attorney Pamala Ryan?

**CITY ATTORNEY RYAN:** Present.

**CHAIRPERSON DAVIS:** Okay.

**CITY CLERK WARD:** We have a quorum, Madam Chair. You may proceed.

**CHAIRPERSON DAVIS:** Thank you, Madam Clerk. Let's all stand for a moment of silence and the Pledge led by Mr. Davis.

**INVOCATION/PLEDGE OF ALLEGIANCE**

(Everyone stood for a moment of silence followed by the Pledge of Allegiance led by Mr. Davis).

**CHAIRPERSON DAVIS:** Okay. Is there a motion to approve the -- who wrote this? Who put this all here? Yeah. Is there a motion to approve the agenda?

**AGENDA Approval: Additions, Deletions, Substitutions**

**COUNCILPERSON DAVIS:** Move --

**CHAIR PRO TEM PARDO:** So moved.

**COUNCILPERSON DAVIS:** Second.

**CHAIRPERSON DAVIS:** Okay. All right. Madam Clerk?

**CITY CLERK WARD:** Councilperson Guyton?

**COUNCILPERSON GUYTON:** Yes.

**CITY CLERK WARD:** Madam Chair, let the record reflect that Councilman Guyton is now in the chambers.

**CHAIRPERSON DAVIS:** Yes, ma'am.

**CITY CLERK WARD:** Councilperson Thomas?

**COUNCILPERSON THOMAS:** Yes.

**CITY CLERK WARD:** Councilperson T.D. Davis?

**COUNCILPERSON DAVIS:** Yes.

**CITY CLERK WARD:** Chair Judy Davis?

**CHAIRPERSON DAVIS:** Yes.

**CITY CLERK WARD:** Pro Tem Pardo?

**CHAIR PRO TEM PARDO:** Yes.

**CITY CLERK WARD:** Unanimous vote.

**CHAIRPERSON DAVIS:** Okay. Now turning it over to you, Ms. Jones.

**CITY MANAGER JONES:** Thank you, Madam Chair and members of Council for meeting with us tonight for the first of several discussions on the capital needs for the City. One of the things that you all had spoken about and that we have all been working on and looking at happens to be our infrastructure and our capital needs and the development that is taking place through the City.

So what we would like to do tonight is to go over a summary of the capital needs in all of the areas and then to focus our initial steps on the marina development. That is our most pressing issue right now. As you know, the City is responsible for Bicentennial Park and other infrastructure needs. So without going any further, I would like to ask Randy Sherman, Director of Finance and Administrative Services, to go over our strategic capital plan and this assessment of our needs.

**CHAIRPERSON DAVIS:** Mr. Sherman?

## **AGENDA ITEMS**

**DISCUSSION AND DELIBERATION BY COUNCIL** Each Council Member will discuss initiatives, reports and/or projects impacting their district and/or the entire city.

### **1. PRESENTATION AND DISCUSSION ON THE STRATEGIC CAPITAL PLAN.**

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Hi. Good evening. Again, Randy Sherman, Director of Finance and Administrative Services.

**CHAIRPERSON DAVIS:** Good evening.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Hopefully you have found in front of you two separate presentations. The first one, again, that we're going to go over is the Needs Assessment. And what we found was is that the City has actually done a lot of analysis and a lot of studies actually looking at what needs to be done in the City. But it's never really been brought together all in one place and actually presented to you. So that's actually the process that we've gone through here, pulling all this information together. We'll walk through what all the assessments are and then we'll deal with what our immediate actions need to be that's actually facing us right now as we move forward at the marina district.

Okay. Again, when we broke up the -- the capital needs, we started with -- obviously we have infrastructure. And infrastructure would include your streets, includes sidewalks, street lights, landscaping, all of those -- those things that, again, really are the -- the network, the fiber that -- that holds the community together. We also have water and wastewater, storm water, public facilities, which would not only include buildings but would also include things such as parks. We have the marina. And when I speak about the marina here I'm talking about water side of the marina, not -- not the uplands side. And then we also have capital needs, such things, again, for your daily operations such as fleet and technology type items.

When we went through and did -- and adopted the five-year plan last year as part of the budget process, we actually gave you a five-year plan for capital projects, but we showed you that there was \$51.4 million of that plan was unfunded at that point. When we went through and actually pulled all the reports together and kind of looked in a more of a 20-year horizon, we actually came up with 450 to \$500 million of needs. Okay? So that's not necessarily today but over -- over a period of time.

So as we go through each item here, starting with the infrastructure -- and again, streets, sidewalks, street lights, landscaping, Public Works actually did a pavement assessment plan where they actually go through, take pictures of the streets and assess the quality of the streets that -- that you're looking at. When the study came back, 28 percent of the streets were listed in critical to fair condition. Okay? And the plan came back, said, You really need to be investing \$4.2 million a year into your streets. And right now, as you know, we're nowhere near that number. We put a -- some CDBG money in there. We get some gas tax money but certainly not \$4.2 million.

**CHAIR PRO TEM PARDO:** Madam Chair?

**CHAIRPERSON DAVIS:** Yes, Ms. Pardo?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** All right. I have a question for you. So what was the criteria? You know, how did you get to --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right. You want to --

**CHAIR PRO TEM PARDO:** -- satisfactory to good? Because I --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** -- you know, just driving around this city, I know driving -- I'll use Singer Island as an example. I -- you -- you know, you'd be hard pressed to tell me that 72 percent of the streets excluding A1A that was just repaved, are in satisfactory to good condition.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Brynt Johnson, Director of Public Works. The software that we use is actually called MicroPAVER. With that particular software, what they do is they send out this vehicle that has cameras mounted all the way around it, and every so often, every 25 to 50 feet, it takes pictures of the roadway segments. What it does, it then categorizes or prioritizes those roads based on whatever number you pick. So say for instance our assessment was based on what they call a PCI of 60. That's basically the benchmark. So from 60, any road with a 60 and lower was classified as being deficient. Of course, you can change the PCI to whatever you want. Just depends on, you know, how you want your assessment to come out. But ours was based on a 60 PCI.

**CHAIR PRO TEM PARDO:** Okay, fine. So if you would have based your PCI on 50, your critically to fair would have increased?

**DIRECTOR OF PUBLIC WORKS JOHNSON:** No. If you would have went higher. If you would have gone to a 65, then you would have had more roads failed with the higher PCI.

**CHAIR PRO TEM PARDO:** Okay. So do you have that report for all the streets?

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Yes.

**CHAIR PRO TEM PARDO:** Can you provide that

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Yes, ma'am.

**CHAIR PRO TEM PARDO:** Yeah. I -- I'd like to see it.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Okay.

**CHAIR PRO TEM PARDO:** Because the -- I'm just using Singer Island, but you travel around the city and I just have a hard time believing that most of our -- that almost three-quarters of the streets are in satisfactory --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** And -- and mind you.

**CHAIR PRO TEM PARDO:** -- to good condition.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** This is -- this is sort of dynamic software. So it changes. So next year you could have another \$5 million or \$10 million worth of road projects come up because they now fall within that PCI of 60. So it changes from year to year. So roads that may not be in there this year may be in there next year.

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIR PRO TEM PARDO:** Right. But still --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** No, I mean, but that's -- that's just the report --

**CHAIR PRO TEM PARDO:** -- yeah. All right.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** -- generates it.

**CHAIR PRO TEM PARDO:** Sure. And you could go down one street today and go back down it, you know, at the end of the month and --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Very true.

**CHAIR PRO TEM PARDO:** -- you know, the asphalt that someone plugged in a couple of weeks ago --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Uh-huh.

**CHAIR PRO TEM PARDO:** -- could have been, you know -- it starts wearing away and -- all right.

**CHAIRPERSON DAVIS:** You done?

**CHAIR PRO TEM PARDO:** I'm done. Thank you.

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Yes. Thank you, Madam Chair.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON GUYTON:** To piggyback on my colleague's question, Vice Chair Pardo, I tend to agree. And let me add that, too, that it'll be hard pressed for -- for me to come to the conclusion -- I don't have the data that you have -- that 72 percent of our roads are satisfactory to good. But that's neither here or there right now. How did you - - what criteria did you use to determine the starting point at 60?

**DIRECTOR OF PUBLIC WORKS JOHNSON:** That's just the number that we used. Like I said, the software basically does all of the real work.

**COUNCILPERSON GUYTON:** Uh-huh.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** And we set the PCI. So if we feel like if, you know -- if we look at some of the roads and the PCI -- if we set it at -- we feel like, you know, 28 percent isn't correct, then we just increase the PCI to 65 and then it'll generate or populate more roads that need to be repaired. Sixty was just a general number that we used.

**COUNCILPERSON GUYTON:** So --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** And it's what other cities have used. Other cities that use this software, that's pretty much the number that they've gone with.

**COUNCILPERSON GUYTON:** Okay. So there was no particular methodology that you used to come to 60?

**DIRECTOR OF PUBLIC WORKS JOHNSON:** No.

**COUNCILPERSON GUYTON:** Okay. Okay. That -- that's all I have for -- for now.

**CHAIRPERSON DAVIS:** I -- I have a question. What is the -- what is the criteria, though? Is it -- is it, like, potholes or --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Yeah.

**CHAIRPERSON DAVIS:** -- that determine --

**DIRECTOR OF PUBLIC WORKS JOHNSON:** And things like that. General road deficiencies such as potholes, major dips in the road.

**CHAIRPERSON DAVIS:** Uh-huh.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Things like that. But it doesn't look at -- it's not looking at the sub base and everything under the asphalt.

**COUNCILPERSON DAVIS:** Yeah.

**CHAIRPERSON DAVIS:** Uh-huh.

**DIRECTOR OF PUBLIC WORKS JOHNSON:** Just the asphalt surface itself.

**COUNCILPERSON DAVIS:** Surface itself.

**CHAIRPERSON DAVIS:** Okay. I gotcha.

**COUNCILPERSON DAVIS:** (Inaudible).

**CHAIRPERSON DAVIS:** All right. You want to continue?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And I did want to point out, too, that that \$4.2 million that -- that was estimated was needed on an annual basis, again, did not -- was strictly for streets. It did not cover sidewalks or street lighting or -- or any streetscape that you might be looking for.

The next area that we looked at, again, was the marina district infrastructure. And I'm not sure what term we all want to call it but this is really the uplands. This is the work that the CRA is, you know, going to be doing. Again, this is west of the -- of the seawall. They have asked -- and again, it was part of our five-year plan last year -- that the City, you know, put in the money that the City has into those projects. But you know, help cover typical infrastructure-type deals. So they've asked obviously Bicentennial Park. Again, streets, sidewalks and landscaping.

And then you have storm water and wastewater. Because again, they're -- they're raising the elevation down there. They've gotta move the pipes. They've gotta move the storm water. So they've asked that -- that the City assist them in -- in essence, financing this along the way. So we have that \$10 million. And again, it kind of broke to -- I know it kind of crosses boundaries with some utility work and facilities with Bicentennial Park, but again, we're kind of looking at that, that that's really one -- one project. Then again, we looked at the -- the special --

**COUNCILPERSON GUYTON:** Oh, excuse me.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. I'm sorry.

**COUNCILPERSON GUYTON:** I'm sorry.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** You want me to go back?

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Go ahead, sir.

**COUNCILPERSON GUYTON:** Yes. Quick question.

**CHAIRPERSON DAVIS:** Yeah.

**COUNCILPERSON GUYTON:** I know that the -- the City and the CRA have been in discussions about what the City would be responsible for and what the CRA would be responsible for. This 10 million, is that the agreed-upon amount between the two different entities?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** This was actually the number that was pulled off one of the March CRA meetings. These numbers will not be finalized. The components of the project have been agreed upon. The numbers aren't set yet until you get your guaranteed maximum price from the construction agency. So when you get your numbers in May, then these numbers may change slightly. But again, they -- it's really Bicentennial Park and the infrastructure. That -- that's really what they're -- they're looking for for the City to assist with.

**COUNCILPERSON GUYTON:** So there has been no agreement, per se, as to a more definitive number until the GMP comes --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No. And -- and we can't do that until you get your GMP, yeah.

**COUNCILPERSON GUYTON:** Okay. Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay?

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Thomas?

**COUNCILPERSON THOMAS:** Mr. Sherman, is the original \$10 million that the CRA borrowed for the improvements on the beach paid off?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** (Inaudible). No. They have not made any principal payments on that yet. So that is still outstanding.

**COUNCILPERSON THOMAS:** Okay. So, I mean -- so are -- are we suggesting that we're going to go in now for \$20 million that the CRA owe the City?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** You are -- you're going in for 10 plus another 10. Now, part -- part of this 10, though -- and understand --

**COUNCILPERSON THOMAS:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- is parks impact fees and some grant money. And again, you're -- you're correct in what you're saying there, that the CRA is agreeing to pay it back. And I'm going -- I've got another slide that I'll show you the breakdown on how this 10 is being paid, and it's just under \$7 million that -- that they're looking for the City to -- to front that they will then pay us back.

**COUNCILPERSON THOMAS:** Well, I mean, if we haven't gotten our first \$10 million back, why are we looking at this strategy again?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It really comes down to FPL and the fact that they have that money now. You know, they're up and running now and -- and again, the CRA is looking at their increment that they're going to be increasing. And -- and what Mr. Brown has said, he goes, you know, "I'm going to have X amount in my -- my pot. You know, you tell me. Do you want this paid back first or do you want the 10 million paid back first?" He was actually looking to get that 10 million paid back as quickly as he could. But now that this issue has arisen, we'll have to get those two to balance out.

**COUNCILPERSON THOMAS:** Well, I'm -- I'm -- I'm concerned just a little bit here.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON THOMAS:** Well, I take that back. I'm concerned quite a bit.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay.

**COUNCILPERSON THOMAS:** Has there been any money paid back on the original \$10 million for the beach improvements?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** They're paying us just interest, correct? Yeah. Just interest.

**COUNCILPERSON THOMAS:** But how much has been paid back thus far?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Maybe 600,000 in interest over -- so that's three years' worth.

**COUNCILPERSON THOMAS:** They paid back 600,000 over --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Of just interest.

**CITY MANAGER JONES:** Three years.

**COUNCILPERSON THOMAS:** -- over three years?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Over three years.

**COUNCILPERSON THOMAS:** So they're paying 200,000 a year in interest?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Correct.

**COUNCILPERSON THOMAS:** And where is that money going to?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It goes into just the general fund. Well, actually, it goes back into the -- the trust fund. The health insurance fund.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** That's where -- that's where the 10 million came from.

**COUNCILPERSON THOMAS:** Right. So at what point do -- at what point are we going to say -- since we obviously had 10 million in that fund that we could loan somebody --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON THOMAS:** -- at what point are we going to direct these funds somewhere else to be replenished from or to be set up for? 'Cause we don't actually need that 10 million to go back into the -- to that particular account, correct?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, I think what you're going to have to do is -- every year we do an actuarial report on our insurance funds to find out, you know, what our -- what our potential liabilities are there. So I think once you get to the point where it -- you actually start receiving that 10 million back -- and again, it would go into that trust fund -- that's the point that you look at the actuarial report that says you should have X amount reserved, set aside for insurance claims. And then anything over and above that, you're right, you could actually put somewhere else.

**COUNCILPERSON THOMAS:** And what year do you plan -- does this plan on -- does this plan have for the repayment of the \$20 million?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, the 10 million is already in -- in an agreement.

**COUNCILPERSON THOMAS:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay?

**COUNCILPERSON THOMAS:** And what year would that be?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And they -- and I believe they start in '16, right?

**CITY MANAGER JONES:** '16.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** In '16, again, to match up with FPL.

**CITY ATTORNEY RYAN:** Pay the principal.

**CITY MANAGER JONES:** Start the principal.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** The principal.

**COUNCILPERSON THOMAS:** To start the principal?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** To start -- to begin the principal.

**CITY MANAGER JONES:** Yes.

**COUNCILPERSON THOMAS:** And how long is this agreement for?

**CITY MANAGER JONES:** February '25?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah, I think it's only about 10 years. Yeah, it's not very long.

**COUNCILPERSON THOMAS:** Okay.

**CITY ATTORNEY RYAN:** And -- and Madam -- Mr. -- Madam Chair, sorry.

**CHAIRPERSON DAVIS:** Yes.

**CITY ATTORNEY RYAN:** And if you'll recall, I believe that it -- they were supposed to pay the money back a few years ago. And I think we modified the agreement to defer --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** We modified it to --

**CITY ATTORNEY RYAN:** -- the principal.

**CITY MANAGER JONES:** To BB&T. With BB&T.

**CITY ATTORNEY RYAN:** Okay. So, you know, this is not as though we haven't brought it back. But -- so we agreed to let them pay this --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It's modified. Right.

**COUNCILPERSON THOMAS:** I get it. But we didn't agree for this additional monies yet.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON THOMAS:** And that --

**CITY ATTORNEY RYAN:** No, not yet. Not yet.

**COUNCILPERSON THOMAS:** -- that's really what I'm trying to -- you know, to get at here. I don't want that to get off -- I'm very excited about what's going on. But this is not Monopoly money here, you know?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right. I agree.

**COUNCILPERSON THOMAS:** And, you know, you already said we need some road issues that's going on. We got some road issues that are going on. And I'm trying to figure out how do we get to that point? You know, we're leveraging quite a bit of -- of money here. So I'm -- I'm just a little uncomfortable with saying, Okay. We're going to do another 7 million and --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CITY MANAGER JONES:** The only difference is -- and -- and I agree with you. We had that same question about more money to the CRA.

**CITY ATTORNEY RYAN:** Yeah.

**CITY MANAGER JONES:** -- is that for this at least there is an identified source of repayment. The other, there is not. They just have to budget it every year. And -- but that's the only difference between the two.

**COUNCILPERSON THOMAS:** Well, I just don't want another few years to be down the line and we say, Okay. Well, they -- for whatever things may happen, we don't know. I mean, you just don't know. You can have an agreement and, you know, things don't work out right. That's a lot of money to just have out there like that. And -- and that's an issue for me. I know that we're busy. We're trying to get things done and everybody's excited. But it's -- that's a lot of money to -- you know, to have out there that we -- I mean, it's not like we can repossess the CRA and get the money back, you know? I just wanted to make that --

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton? Are you finished, Mr. Thomas?

**COUNCILPERSON THOMAS:** Yes, ma'am. Thank you.

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Yeah. I -- I would just like to mention that at any time we as the CRA Board can direct the CRA to pay what we want them to pay back. I mean, we are all in this city here together. They're not like outside of our city. Now, we're going to have to come up with the money for the infrastructure either that way or another way. But either way, it's going to have to come up from us. So we can say we're gonna pay it from the City side or we can pay it from the CRA side. But the bottom line is we're going to have to figure out how it's going to get paid. It needs to be paid.

So if we direct the CRA to do whatever we want them to do, we're still gonna have to pay it from somewhere. So we need to identify the source from which we're going to pay for our infrastructure. So we need to think about what fund, what source. But it -- it's got to be paid in order for this project to get off the ground. Thank you, Madam Chair.

**CHAIRPERSON DAVIS:** I agree. Go ahead.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Excuse me. Then we talked about the Utility Special District. And I know you've seen this a couple of times. I know Mr. Aurigemma has presented it to you as the Board of the District. But again, they did a master plan in 2013. Came up with \$214 million of projects. And 55 -- 53 million of that is in -- in the first five years. So again, I know he's made that presentation, so I'll move on.

Storm water. You actually did a Storm water Master Plan in 2009. Again, the plan came back and said, Listen. You have capacity issues. You have inadequate collection systems. And I think -- I think you can all see that one again when you drive around through a storm. They identified 42 projects with a total cost of \$35 million. Okay? And again, you know, these numbers are just all part of our -- our total capital needs.

Then we got into the Facilities and started figuring out what we needed for the facilities. Put City Hall at the top, library, fire stations. And again, we've kind of identified, you know, Fire Station 3. The Emergency Operations Center I put on here. I know in the new complex we're -- we're setting space aside for the EOC. But it's just space. Okay? It's not an equipped EOC. That's -- equipment's never been budgeted, so we put that on here. Ongoing parks issues. Put also on here the police building, the current police facility. So once police moves out, the opportunity again to maybe -- as temporary space, move some other departments back in from rented space into that facility. And then again, we have furniture, fixtures and equipment. No matter which plan we look at for the Public Safety or Public Works facilities, furniture, fixture and equipment has never been in any of those budgets. So again, moving into new facilities, you have to start thinking about furniture, fixtures and equipment.

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Thomas?

**COUNCILPERSON THOMAS:** Okay. So at what point are we going to discuss the financial impact for the FF&E?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** They currently -- they're -- they're still finishing up the drawings. They -- they're dealing with some of the furniture distributors to map out the plan on what would be needed for each office. I know police, fire and Public Works all met with them last week so they're actually developing the list, the inventory so that we can start pricing it out.

**COUNCILPERSON THOMAS:** Well, you know, my -- my only issue with this is, you know, these meetings are planned. If you want us to discuss this and be able to get through it, you know, we gotta have some of these, you know -- some of these numbers. I -- I would preferably like to have them all. But I don't want to keep, you know, kicking the can down the road and then it's a big balloon issue that we got with finances to try to get all this done. We can't build the buildings in because we don't have any furniture and fixtures --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON THOMAS:** -- for it to be occupied. It's sitting there empty, you know? Then we have another issue. So, you know, whatever the problem is, whatever it is, I just need it out so we can deal with it so we'll know how to --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON THOMAS:** -- you know, how to go. We just can't keep kicking that particular can down the road.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I agree. And that -- and that's what we're -- you know, once we compile this entire list -- and now what we're trying to do is, again, put some numbers to -- to the list. I mean, try to identify everything but until you've identified it, it's hard to -- to quantify.

**CHAIR PRO TEM PARDO:** Madam Chair?

**CHAIRPERSON DAVIS:** Ms. Pardo?

**CHAIR PRO TEM PARDO:** Okay. Ms. Jones, so when the police department decided -- and the Council decided that we were going to use City funds to rebuild the fire station -- or the police station, you know, before you bought the --

**CITY MANAGER JONES:** Uh-huh.

**CHAIR PRO TEM PARDO:** -- the warehouse, I think we had -- it was anywhere from 10 to \$13 million for the police department. Not one cent of that budgeted money was for furniture or equipment? Nothing?

**CITY MANAGER JONES:** That money --

**CHAIR PRO TEM PARDO:** I just have a -- a hard time believing it, because --

**CITY ATTORNEY RYAN:** Yeah, really.

**CITY MANAGER JONES:** Yeah.

**CHAIR PRO TEM PARDO:** -- I remember --

**CITY MANAGER JONES:** It was at --

**CHAIR PRO TEM PARDO:** -- there were conversations. This was the budget and that budget was going to provide for everything.

**CITY MANAGER JONES:** That budget did not have additional space that they're now going to occupy, like the kind of training room over in the new facility. There was some consideration for FF&E.

**CHAIR PRO TEM PARDO:** Okay. Some. All right. And that's fine. We didn't get that from Mr. Sherman. All right. So you need to provide us that number. How much money was in --

**CITY MANAGER JONES:** So it's the additional --

**CHAIR PRO TEM PARDO:** -- that additional.

**CITY MANAGER JONES:** -- yeah.

**CHAIR PRO TEM PARDO:** Well, how much money was in the -- the -- the budget?

**CHAIRPERSON DAVIS:** The budget? I think it was (inaudible).

**CHAIR PRO TEM PARDO:** And then, you know, what the additional is going to be.

**CITY MANAGER JONES:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Excuse me. On the marina, again, this is water side, the marina. We're wrapping up Phase II here but there are still two additional phases. These are the estimates that we've provided on -- on those two phases. Again, south end, docks E and F, and then north end, there's a little spur that kind of comes off of -- of dock A. And also we need to replace the marina office. And that's the budget that we've been carrying for the marina office. And again, the -- the million five was actually in the five-year CIP plan last year. But again, it was an unfunded -- unfunded project. So we have the -- some -- still some things to do down at the marina. Then we get into the Fleet and run the list of --

**COUNCILPERSON GUYTON:** Wait.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Oh.

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Mr. Sherman, on the marina office, what phase is that planned on being in? There's been some discussion that it was going to be in the second. Then we talked about the first and not combining it with this big building that was initially suggested for about 20 or 15 million. What -- where is -- where are the discussions now on the marina office?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, it actually goes into -- the south end is where I believe they're planning on putting it. So again, they're going to -- they're going to come in. They're going to knock things down, do the south end and then move to the middle and set up a temporary space. But what they're looking at doing is -- excuse me -- is when they start the construction along Marina Way, is actually including it within one of those buildings. So CRA is currently looking at that and trying to figure out exactly where they could put it and when they would actually start that phase. The last indication I kind of got was it's probably within the 24-, 30-month period. You know, it's -- it's early but not obviously matching up with, like, Newcomb Hall and -- and the others.

**COUNCILPERSON GUYTON:** Yeah. When -- when we had our individual discussions, this came up and -- and I remembered mentioning to the CRA Executive Director -- and all of y'all were there --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON GUYTON:** -- that it might not be bad idea not to include it in this big \$24 million building.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON GUYTON:** Because it's significant to our day-to-day operations at the marina. And it was -- I thought that it was going to be brought back to the rest of our -- my colleagues to determine whether we wanted that in the first phase and then just add on to that marina building -- the marina office as opposed to waiting, because running an operation out of a trailer and we're building this -- all of these new buildings -

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON GUYTON:** -- the new events center, doing Bicentennial Park and, you know, that, I think that may be looking not the best that we can.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. And I -- I think that's what Mr. Brown is, again, looking at. You know, does -- does it make sense,

as you said, to -- to get a temporary or just go right into the construction? And again, you know, he's looking at all that as part of his scheduling and his -- his dealing with his construction folks and -- and his design team.

**COUNCILPERSON GUYTON:** Okay. So when are -- when are you all going to get back to us on that?

**CITY MANAGER JONES:** We should be able to -- 'cause in the month of May there will be several items that will become before you, particularly the uplands lease.

**COUNCILPERSON GUYTON:** Okay.

**CITY MANAGER JONES:** And we'll have an answer for you then when we bring that item.

**COUNCILPERSON GUYTON:** Thank you, Madam Chair.

**COUNCILPERSON DAVIS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Davis?

**COUNCILPERSON DAVIS:** Mr. Sherman or Mr. -- Ms. Jones, probably, speaking with the CRA director, has he put together a plan or some vision to maybe demonstrate what the Councilman Guyton is looking for? Has Mr. Brown done something -- demonstrated to you that he has a plan moving forward with that as an option?

**CITY MANAGER JONES:** We have all been talking about that. There hasn't been a -- a written plan.

**COUNCILPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** The marina director has been asked to work with White's --

**COUNCILPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** -- the consultant, on how we go about that and how we phase that in.

**COUNCILPERSON DAVIS:** Uh-huh.

**CITY MANAGER JONES:** So staff has been at the table working through that. But we haven't received nothing in writing per se as it relates specifically for the marina office.

**COUNCILPERSON DAVIS:** Oh, okay.

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Thomas?

**COUNCILPERSON THOMAS:** I just want to make sure I'm understanding what Guyton and Davis are saying down there. Are you saying that you don't want a temporary trailer while we're doing construction?

**COUNCILPERSON GUYTON:** Madam -- was that a question to me?

**CHAIRPERSON DAVIS:** Go ahead, sir.

**COUNCILPERSON THOMAS:** Either one of you.

**CHAIRPERSON DAVIS:** Yes, sir, go ahead.

**COUNCILPERSON GUYTON:** Oh. Oh, yes. No, that is not what I'm saying, because it may have to be done but not to the duration that initially it may be done if we're waiting to build a 20 million building -- I mean, a \$20 million building. In our discussions, at least with me, I was told that they were trying to do it in the second phase. This is what I understood. Because they were going to build -- I forget what size the building was but it was going to cost about \$20 million.

So my suggestion was since the marina office is critical to the operation, why not do that first and just add on to that building and then we don't have to wait until a \$20 million building is built to get a marina office because our marina is going to be operational. And if we're building other buildings, could we just phase it off and do the marina office? So that was nothing that was etched in stone. This was just a discussion going back and forth. As a matter of fact, I suggested it come back to my colleagues for discussion. That's -- that's where we were on that.

**COUNCILPERSON THOMAS:** Oh, I -- I had --

**CITY MANAGER JONES:** Right.

**COUNCILPERSON THOMAS:** -- I hadn't heard of that.

**COUNCILPERSON GUYTON:** Yeah.

**COUNCILPERSON THOMAS:** I was just --

**COUNCILPERSON DAVIS:** Right.

**COUNCILPERSON THOMAS:** -- I was just trying to figure out exactly what, you know - - what you were saying 'cause in my mind I'm like, well, I mean, if you're doing construction, it's okay to have a, you know -- a -- a --

**COUNCILPERSON GUYTON:** Oh, yeah. Oh, definitely. I -- I -- the question was --

**COUNCILPERSON THOMAS:** -- temporary --

**COUNCILPERSON GUYTON:** -- how long are we going to have a temporary marina office. That -- that's -- that was the real question.

**CHAIRPERSON DAVIS:** Okay.

**CHAIR PRO TEM PARDO:** Madam Chair? I'm --

**COUNCILPERSON THOMAS:** And -- oh, can I just --

**CHAIR PRO TEM PARDO:** -- oh.

**CHAIRPERSON DAVIS:** Ms. --

**COUNCILPERSON THOMAS:** -- finish that -- this last question?

**CHAIRPERSON DAVIS:** Sure.

**CHAIR PRO TEM PARDO:** I'm sorry.

**COUNCILPERSON THOMAS:** 'Cause I didn't -- no, no, no, you're good. I just didn't know what building is it that's supposed to be the \$20 million building?

**CITY MANAGER JONES:** On the extreme south end there is Marine Way where businesses could come and lease space. So you had your marina office. You had your ship store, all of that on the southern end of the upland development. .

**CHAIRPERSON DAVIS:** Like training rooms and things.

**COUNCILPERSON GUYTON:** Oh, and Madam Chair, what -- what --

**COUNCILPERSON THOMAS:** Oh, okay. So that wasn't going to be inside the Events Center anymore?

**CHAIRPERSON DAVIS:** Hold on. Hold on, Mr. Guyton.

**COUNCILPERSON GUYTON:** Okay.

**CITY MANAGER JONES:** No. It's not inside the Events Center.

**COUNCILPERSON THOMAS:** Oh.

**CITY MANAGER JONES:** It's a separate building on the extreme south end.

**COUNCILPERSON GUYTON:** Yeah. Separate building.

**COUNCILPERSON THOMAS:** Okay. Okay. I must have missed that memo. No problem. Okay.

**COUNCILPERSON GUYTON:** And -- and -- and one last thing, too, that -- that triggered my thought process is I was told that the 20 million wasn't identified yet.

**CITY MANAGER JONES:** Correct.

**COUNCILPERSON GUYTON:** So I mean, how are we going to --

**COUNCILPERSON THOMAS:** That's a problem.

**COUNCILPERSON GUYTON:** Yeah. That's a -- how are we going to put a marine office building in a building that the funds haven't been identified?

**CHAIRPERSON DAVIS:** Okay.

**COUNCILPERSON GUYTON:** And I just thought that maybe we can phase it off to at least have our marina office, which is critical to our operation.

**COUNCILPERSON THOMAS:** So what is the 1.5 -- I'm sorry, Madam Chair. I -- I don't know where we are right now.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON THOMAS:** But what is the -- what is the \$1.5 million being budgeted for?

**CITY MANAGER JONES:** The permanent marina office, ship store, all of that.

**CHAIRPERSON DAVIS:** We have to do it in phases.

**COUNCILPERSON THOMAS:** Okay. Okay. So we're going to -- let me just -- I'm trying to wrap my brain around this. We haven't identified the -- the \$20 million for the other thing and we clearly don't have any more money to loan right now. So we're going to take the 1.5 million and we're going to phase that to what? How are we going to phase that?

**CITY MANAGER JONES:** If you look at the commitment to the CRA of the uplands development, you're talking about -- about \$10 million.

**COUNCILPERSON THOMAS:** Right.

**CITY MANAGER JONES:** 7.7 million would be for the infrastructure, Bicentennial Park and that.

**COUNCILPERSON THOMAS:** Right.

**CITY MANAGER JONES:** 1.5 is your marina office building, which is also a part of the consideration for paying back.

**COUNCILPERSON THOMAS:** Okay. So we're going to take the 1.5 million and build the marina office and then build on the rest of this \$20 million --

**CITY MANAGER JONES:** Later when -- because that's really more of a private development rather than the public aspect of the development.

**COUNCILPERSON THOMAS:** Okay. So we're going to do the 1.5 in the first phase is what we're --

**CITY MANAGER JONES:** Well, the -- the end of the first phase. It won't be going up when the --

**CHAIRPERSON DAVIS:** Right away.

**CITY MANAGER JONES:** -- Events Center is going up.

**COUNCILPERSON THOMAS:** Okay.

**CITY MANAGER JONES:** But it would be at the end of that -- that first phase. So you could say --

**COUNCILPERSON THOMAS:** And how --

**CITY MANAGER JONES:** -- 1B but it would be in that timing.

**COUNCILPERSON THOMAS:** Okay. But have we done a cost analysis to what it's going to cost us for the temporary structures to make sure that we shouldn't be moving this up some if it's going to cost us a couple hundred thousand to rent, you know, temporary offices or whatever we're going to -- to -- to need to do? Or is the store going to stay where it is now and we're just going to have a smaller trailer to, you know -- to be able to have our -- our marina staff work out of or -- I just want to make sure that we're just not, you know --

**CITY MANAGER JONES:** Currently working with the construction manager 'cause all of that is in a part of the cost which is a part of your GMP for your -- your project. Consideration for how much your temporary trailer would cost, all the hookups you would need for that. It's all a part of that.

**COUNCILPERSON THOMAS:** So we don't know any of this right now. We -- we can't -- we can't project any of this without the -- the -- the construction --

**CITY MANAGER JONES:** You can project -- the 1.5 million is based on the square footage that was figured would be needed. So --

**COUNCILPERSON THOMAS:** And when -- when was that? When was that? Because that's the reason why we're in the situation that we're in now. Have we -- did we overdo it so if it's \$60 a square foot, did we say it's going to be \$90 a square foot to make up for by the time we actually do this? That -- have we done any of that? 'Cause if we did --

**CITY MANAGER JONES:** No, we haven't because all of this is being done by the CRA construction manager.

**CHAIRPERSON DAVIS:** The (inaudible) manager, yeah.

**CITY MANAGER JONES:** It's where all of these numbers -- so the City hasn't --

**CHAIRPERSON DAVIS:** Can I -- can I -- can I go to him for a minute?

**COUNCILPERSON THOMAS:** Yes, ma'am. It -- as long as you come back to me. I would like to finish.

**CHAIRPERSON DAVIS:** Okay. Yeah. I will. I promise. And then -- he was first and then I'll come to you and then we'll come back --

**CHAIR PRO TEM PARDO:** Okay. All right. All right. All right.

**CHAIRPERSON DAVIS:** -- Mr. Thomas. Go ahead, Mr. Davis.

**COUNCILPERSON DAVIS:** Thank you, Chair Davis. I think my concerns when I posed that question earlier was to identify the costs but asking did the CRA director put together a plan reflecting what Commissioner Guyton was -- vision on potentially having the temporary space to move to as we do build-out versus having a trailer. And that's why I asked that question 'cause I want to know have we identified a cost as we identify a plan moving forward? I can understand his concern but construction sites usually always have a trailer. But you know, we're going to have some time lapse. And -- and I can understand if we want to move forward and get this project done expeditiously, but -- but let's understand, you know, there's going to be a cost to everything that we try and do. Has the CRA identified, you know, with this plan, a cost versus a trailer?

'Cause if they haven't identified a plan for the cost to move forward, do a vision that Guyton has posed, then we might not need to go there. But they haven't got to that point yet; that's something they need to bring back for discussion later. And that's why I'm kind of leaning back to what Councilman Thomas was saying. I just want to find out where is this -- this funding's going to come from. If there's going to be extra space built on to a building, who's going to fund it? You -- you know? And that's just the only concern I had at this time.

**CITY MANAGER JONES:** Yeah.

**COUNCILPERSON DAVIS:** Is the funding source.

**CITY MANAGER JONES:** And for the marina office, which is the --

**COUNCILPERSON DAVIS:** Uh-huh.

**CITY MANAGER JONES:** -- the public piece of this down here --

**COUNCILPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** -- that was always a City responsibility.

**COUNCILPERSON DAVIS:** Correct.

**CHAIRPERSON DAVIS:** Okay?

**COUNCILPERSON DAVIS:** Thank you.

**CHAIRPERSON DAVIS:** Ms. Pardo?

**CHAIR PRO TEM PARDO:** Okay. This is what I know about the building. And, you know, I've been to many meetings with Tony Brown and with Song and with Viking and - - and our staff. And this is what I know about it. The building at the -- originally they were thinking about putting the marina operations in the center of the upland properties. After much discussion, they decided the operations really should be at the south end of the marina. Because that's where people going to the docks will access. That's how they'll get access to the docks.

So if you all recall, when Viking submitted their plan, they showed us a -- a building that would house different types of marina operations. So during this conversation, the input was take the marina operation and put it inside of that building. Now that the vote has gone through and we are, you know, full speed ahead -- we just got this ruling. We are full speed ahead on the marina. You know, Viking now is out on the street looking for marine businesses who may want to partner with us to build that facility.

The City's responsibility will be \$1.5 million or somewhere thereabout. And the rest of the money we hope to get either -- it'll be a partnership with Viking, maybe the CRA's going to throw money in or you'll have, you know -- you'll have investors. Think of the restaurants that are coming in to build restaurants. So you know, maybe if you do a condominium type lease at the marina, we'll be able to build that facility. That's all I wanted to say.

**CHAIRPERSON DAVIS:** Thank you, Ms. Pardo.

**CHAIR PRO TEM PARDO:** Thank you.

**CHAIRPERSON DAVIS:** Any other questions?

**COUNCILPERSON THOMAS:** Yes. You were gonna come back --

**CHAIRPERSON DAVIS:** Mr. Thomas, yes, sir.

**COUNCILPERSON THOMAS:** -- to me. So what -- what Ms. Pardo was saying, first of all, it raises a couple of questions. The first question is, I think everybody should have probably had that same information session or whatever. The second question that it would be is you've got the number 1.5 from something. So if it was told to Ms. Pardo that that's going to be our portion of it, how did -- how did you just pull 1.5? Is it a percentage of something? Is it -- where did it come from? How did we get the number 1.5 million?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. 1.5 was actually provided to us by the marina director. He was looking -- the last time him and I

just talked about it he was looking about 2,500 square feet. And this was a number that he had come up -- and that would include site work. It includes design. It includes, you know, all those. So I don't want you to just do the math and come up with \$600 a square foot, 'cause that's not what he's looking for. But that was the number that we've been carrying in the CIP plan now for, I guess, a couple of years.

**COUNCILPERSON THOMAS:** Well, if -- if we're looking for other investors to -- to come up with this, then the number 1.5 would have had to -- I mean, you just can't -- you just can't say --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, yeah.

**COUNCILPERSON THOMAS:** -- Okay. That's what --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No, I think when the 1.5 was originally arrived at, there was no discussion that this was going to be a component of a larger structure. I think at one point, you know, as -- as was stated, it was supposed to be a stand-alone structure, you know, in the middle of a -- the complex. And now it's been moved. It's been shifted to the south. And if you're going to shift it to the south, again, do you want to build a stand-alone structure or, you know, as Ms. Pardo said, you know, if there's a larger building, you know, again, maybe you can conduit in first floor and, you know -- and then kind of build around it.

So that -- that's really what they're -- they're looking at now is trying to figure out how to fit that in there. And you're right. That -- that certainly will change the -- the price if it's part of the larger structure. But until that decision has been made -- and I think it's going to come down to, when is the timing? If they don't think that larger structure's going to come for years, then they go out. They build the -- the -- the solo unit and then they kind of build around it and connect it and --

**COUNCILPERSON THOMAS:** Yeah. But that -- so to me -- I get it now and I understand your -- you know, your -- your -- your answer. But this would make this Monopoly money to me. It's -- it's not real. We don't know. Why wouldn't it be a million or why wouldn't it be 5 million? How -- you know, it's -- you don't know so why are we wrapping our minds around this particular number when we just really don't know?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And again, keep in mind, we're looking at 20 years here. We're trying to come up with just a scope just to give you an idea of the magnitude of -- of the -- you know, the capital needs that the City has. You know, when you look at it on a five-year basis and then you look at only what's being funded, it seems manageable. It seems small. You know, and we can handle that.

When you look at the overall City needs, you know, you have to kind of, somewhere along the line, throw in a -- a reserve for -- for these types of projects that -- that you know have to happen. You're not going to run -- operate the marina without a building. So right now it's kind of -- it's a holding place. It's a number that, again, has been around for a couple of years. And you're right. As -- as you move along, as you start to

get numbers, you know, for the marina and the uplands, these numbers will all get to be more solid.

**CHAIRPERSON DAVIS:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Before you actually sign a -- a contract and, you know -- and move forward with the construction.

**COUNCILPERSON THOMAS:** Okay.

**CHAIRPERSON DAVIS:** And --

**COUNCILPERSON DAVIS:** Madam Chair? Oh, I'm sorry.

**CHAIRPERSON DAVIS:** -- I know that our -- our owner's rep was in town last week and our construction at-risk manager, they're available to meet with us any time we want to go over whatever we need to understand. So I'm definitely setting up my meetings for sometime this week because I -- I don't pretend to understand all of this construction stuff. But I -- I feel pretty certain that the people that we have are very knowledgeable about it and our owner's rep is there to -- to represent us and make sure that, you know, we can do what we say we're going to do. Mr. Davis?

**COUNCILPERSON DAVIS:** Real briefly. I think it's only fair that as we have questions dealing with the marina issues, that next time that we have someone from CRA staff here. We're asking Randy Sherman to answer a lot of questions that they should be here asking -- helping us with this plan. If we're going to be doing a joint effort, it's only responsible that we have all parties to the table as we move forward with the planning phase. That's all.

**CHAIRPERSON DAVIS:** But I think -- I think isn't this funding that is -- is coming from the City?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No, the marina office --

**CHAIRPERSON DAVIS:** It's -- it's both?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- the way the -- the discussion, again, that we've had --

**COUNCILPERSON DAVIS:** Both.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- with the CRA --

**COUNCILPERSON DAVIS:** (Inaudible).

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- is that they will actually build the marina office into their side of the --

**CHAIRPERSON DAVIS:** Right. The uplands and then, you know --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- right.

**CHAIRPERSON DAVIS:** -- pay -- yeah. Okay. I got that part.

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**CITY MANAGER JONES:** Oh.

**COUNCILPERSON GUYTON:** You had something to say?

**CITY MANAGER JONES:** And I -- I just wanted to say to Councilman Davis, the last time when we were scheduled to do this --

**CHAIRPERSON DAVIS:** Uh-huh.

**CITY MANAGER JONES:** -- someone from the CRA was present and unfortunately we moved it.

**COUNCILPERSON DAVIS:** Oh, okay.

**CITY MANAGER JONES:** And Mr. Brown is out of town so -- the last time.

**COUNCILPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** But we will make sure that --

**COUNCILPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** -- in future discussions, that someone from the CRA is --

**COUNCILPERSON DAVIS:** Thank you.

**CITY MANAGER JONES:** -- present.

**COUNCILPERSON GUYTON:** And, Madam Chair, just -- just very briefly I would like to clarify how my discussion came about about the marina office.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON GUYTON:** When I was told that it was part of a larger building and we would be depending on possibly private investors coming in and we didn't have a time frame when the building would be built, my thought process went back to, "Momma may have, Daddy may have, but God bless the child that have their own." So I decided that, you know, let's have a discussion about how we can do our portion and then just when they get their money together, add on to what we have in place and I was told that

that was possible. So that's how the discussion came about, because I didn't want to wait on private investors and didn't know what time that they were going to get the funds together.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON GUYTON:** And if they do it quickly it may not be a need for it. So that's how it came about.

**CHAIRPERSON DAVIS:** Okay. Mr. Sherman?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** The next (inaudible) was -- is Fleet. And I guess annually Public Works puts out a fleet replacement schedule. We have actually over 400 assets in the -- in the Fleet program totaling over \$14 million. And if you actually look at last year's report, \$6.3 million is needed over the next five years to, you know, replace fleet. Now, again, based on that report, we have done a couple of leases for some police vehicles and the like. But that's -- again, is a pretty significant number. And this is really part of Operations.

The other issue that we kind of need to deal with with Fleet is repairs and maintenance. And again, it's one of those items that you -- you try to budget for. But you can't necessarily always know exactly what that number's going to be, 'cause again, you're going to have extraordinary events. You have accidents. You know, preventative maintenance, you can plan on. It's all the other things that -- that you, you know, have to kind of deal with. And what that does, it ends up putting pressure on the departments of that vehicles if they then have to try to cover those types of issues.

And I did want to point out that we have a couple of capital leases out there. We have some out there again for the police vehicles and for some of the -- the fire apparatus. And it, again, may be something that, you know, we look at in the future. And then finally the last category that we had was Technology.

**COUNCILPERSON THOMAS:** Excuse me.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Sure.

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON DAVIS:** Yes, Mr. Thomas?

**COUNCILPERSON THOMAS:** Do -- are we going to ever get, like, any detailed -- you threw a \$6.3 million number up there but how did you come up with that? What, you know --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** You actually have -- and maybe you don't have a copy of the -- the vehicle replacement plan. I assume that, you know, you can provide it to them? And you'll -- they'll get the new one in two weeks. So again, that \$6.3 million number may change. But what we didn't want to do

is when you're think -- talking about capital and how much money you need, I didn't want to forget the items that you -- that are really more operational type capital issues and not the big City Hall \$25 million, \$20 million City Hall. But some of those smaller items that you have to deal with. Well, but when you add them all together, they come up with a significant number. So you'll be -- actually be getting a -- a copy of the new plan, according to Mr. Johnson, in a couple of weeks.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** That will identify what those vehicles are.

**COUNCILPERSON THOMAS:** Any reason why we don't have them now if they've already done --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No, this is last year's.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I have last year's.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON THOMAS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Again, the other big-issue ticket item that you have out there is Technology items. Computers, iPads, phones, whatever it is. But again, we have over a thousand items out there, you know, in that category and it adds up to over \$5 million. And if you actually run a replacement report -- our fixed assets system would actually give you a replacement report -- right now we would need \$762,000 just to replace and bring our technology up to date, that we know of today. What we don't have, you know, in that number are any enhancements, new technologies that are coming out there. You know, I know people don't really (inaudible) but the iPhone is only seven years old. You don't know what's coming out, you know, two, three years, what they're working on now. The new fire chief has come in. He's asked for, you know, certain, you know, pieces of technology. So those are all the issues that we're -- we're trying to get on the table so, again, we can plan on it and not get these items lost.

The other thing that we're -- we're looking at -- and I -- you know, we consider it a fixed asset but you don't necessarily think of it that way -- is our software packages. And right now we're operating actually over 50 different software packages. Some of them are softwares of service where we're doing the work in the cloud. Some of it is actually installed on -- on our own equipment. And one of the things again you want to look at --

**CHAIRPERSON DAVIS:** Excuse me.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah?

**CHAIRPERSON DAVIS:** Is there -- is there one software package that we do here in the City that you support? I mean, you know, like for instance it was WordPerfect at one time and then kind of phased that -- phased that out and went on to Word.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. We're on -- we're on Microsoft Office Shop so it's Word and it's Excel and --

**CHAIRPERSON DAVIS:** So it's just that, though?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIRPERSON DAVIS:** Is it just that?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Oh no. No. And again, I can provide you a list of all the software that's out there. But again, each -- each individual department may have a special need -- for example, like the I.T. Department themselves --

**CHAIRPERSON DAVIS:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- they have a -- a work order system.

**CHAIRPERSON DAVIS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** So when I need a work --

**CHAIRPERSON DAVIS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- I can put it in the system. And they're the only ones that use it but every department uses it 'cause that's how we contact the I.T. Department. So there's all those little software packages that are out there. And again, what it means is we're constantly trying to service and -- and support 50 different packages.

**CHAIRPERSON DAVIS:** Right.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** So again, that's something that you have to look at.

**CHAIRPERSON DAVIS:** Is there any consideration --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I'm sorry?

**CHAIRPERSON DAVIS:** -- any consideration given to find something that will --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, that's exactly -

**CHAIRPERSON DAVIS:** -- do all of this?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- what the discussion has been, to kind of -- and you probably wouldn't be able to get rid of all 50 of them.

**CHAIRPERSON DAVIS:** Right.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** But at least be able to bring, you know, the majority of them under one package that you can ultimately support.

**CHAIRPERSON DAVIS:** Yeah.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIRPERSON DAVIS:** We had that problem where I used to work.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIRPERSON DAVIS:** And PeopleSoft was brought in.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Right.

**CHAIRPERSON DAVIS:** And we hated it but then when everybody kind of got the hang of it --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**CHAIRPERSON DAVIS:** -- it worked fine.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** But, you know, when Fleet's running one package and it's not talking to the Financial package and it's not talking to the, you know --

**CHAIRPERSON DAVIS:** Right.

**COUNCILPERSON DAVIS:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- it's -- it's a system.

**MAYOR MASTERS:** Madam Chair?

**CHAIRPERSON DAVIS:** Yes, Mayor?

**MAYOR MASTERS:** Thank you. You mentioned of the fire -- the new fire chief, the fire department asking for new -- new technology that's -- that's out there, right?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh. Yes.

**MAYOR MASTERS:** Could you just -- just generally, you know, short -- shortly --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**MAYOR MASTERS:** -- give us a -- give me an idea of this new technology?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, I don't know if -- if you want to address it or do you want -- 'cause I'll screw it up, I'm sure.

**FIRE CHIEF:** Specifically in the fire service now in terms of reporting services, we do a lot while we're out in the field. It's called Mobile Data Technologies. And among the things that it will deliver is, is the opportunity for units while they're responding to see the status of other units, to see what equipment, other resources are available throughout the city. So from a command perspective, it's essential. We're really behind in that category.

The other area we don't have presently in place is the ability to do bedside reporting. You know, what that means is basically as we're working with the patient, we'd be detailing all of the -- all of the -- all of the treatments that we're giving. We'd be documenting those. So we're kind of the mind-set that we're losing the opportunity to access all the funding that we can from all the treatments we give because we're not documenting as well as we should.

**MAYOR MASTERS:** So Mr. Chief, while you're there, would it be fair to say that the Palm Beach County Fire department has this technology now?

**FIRE CHIEF:** Yes, they do --

**MAYOR MASTERS:** Would -- would that be fair?

**FIRE CHIEF:** -- have all these technologies.

**MAYOR MASTERS:** We don't but they do?

**FIRE CHIEF:** Absolutely.

**MAYOR MASTERS:** Thank you.

**FIRE CHIEF:** This is the industry standard.

**MAYOR MASTERS:** Thank you.

**FIRE CHIEF:** And we're probably five or 10 years behind.

**MAYOR MASTERS:** Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay?

**CHAIRPERSON DAVIS:** Go ahead, sir.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** All right. So when we take all of these different categories, this is -- this is how it breaks up as far as cost. And again, these are all based on the reports, what they've estimated, you know, the numbers all to be. And again, until you actually get into design on some of these issues and actually put them out to bid, we understand that the numbers will all change.

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Thomas?

**COUNCILPERSON THOMAS:** Excuse me one more time.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON THOMAS:** Mr. -- Mr. Sherman, we --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON THOMAS:** -- the chief came up and he said something about it. But we -- no one said anything. So do -- I mean, we just heard that we were behind, I think he said 10 years. When are we going to discuss this particular technology? I mean --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** The technology or the funding for the technology?

**COUNCILPERSON THOMAS:** Well, both. I mean, 'cause we can't -- can't have one without the other.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**CITY MANAGER JONES:** You -- you will be receiving a schedule of several budget workshops. And depending on what kind of enhancements have been asked for, then that's where those budget enhancements will be discussed in the budget workshops.

**COUNCILPERSON THOMAS:** Okay. So you're basically saying so we're going to be discussing it in a budget workshop. You've identified some funds for these to -- to -- to be purchased and we're just going to decide what we're going to purchase?

**CITY MANAGER JONES:** We'll be looking at that as we're building the budget. And we'll know after May, first of June, what our revenue is really looking like, what is off in there. Yes.

**COUNCILPERSON THOMAS:** Okay. So this -- this is my thing here. This is -- this is my thing. And then, you know, my colleagues can indulge me or -- or not, depending on how you feel today. If we -- we're loaning millions and millions of dollars out to the CRA, which is needed. I understand that. But we just can't let this other infrastructure stuff that we're behind 10 years on just go by the wayside. Why aren't we being creative so that we can get that? Not just for Fire. Police. And not just those two departments but the other departments. Why are we not being creative the same way we do when we want to loan money or do something else to -- to get this versus saying, We're going to be behind 10 years. And by the time we catch up to the 10 years we're going to still be behind five years because it's going to be something new in there.

It reminds me of buying meters that are six years into a warranty already used. And then once we finally get them all done, the warranty's not there anymore and they're discontinued. I don't want to run into that, you know, here. I just heard the Chief say that we're not even getting reimbursements or grants for funds because we're not documenting, you know, what we're -- what we're giving. That to me seems like it would deserve some type of urgency. Now, that's just to me.

**CHAIRPERSON DAVIS:** And I think right now what we're just looking at is this is just a needs summary. We haven't even started the budget process yet.

**COUNCILPERSON THOMAS:** Okay.

**CHAIRPERSON DAVIS:** So, you know, I mean, all of -- all of what you're saying is good. But this is just a presentation of the needs summary. So as we go forward, we can incorporate those things if -- if the board desires into our budget. Mr. Sherman?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And actually, if you -- if you look at this slide, what we've done here again is we've got the -- the needs down the middle column, or the dollars for the -- each needs, and we're actually looking at coming back with a five-year proposal for \$125 million worth of projects out of the 450. And again, when we look at the 450, we're looking at that, that that's the 20-year plan. But the five-year plan -- again, I know that's a little bit more than a quarter of it -- but again, there are some significant needs that we have to try to develop. And -- or -- or find the funding for.

And if you notice up there, we've got \$1.5 million of technology. You know, we've -- we've put that pretty high on the list. And you're right, some of those things as -- as we're dealing with them, you know, there -- there's different funding mechanisms, you know, that -- that you can use for all those. And that's where, again, as Ms. Jones says, as we come to the budget and we're making these proposals, then we -- we kind of bring those forward. I'm sorry. Go ahead.

**CHAIR PRO TEM PARDO:** Madam Chair?

**CHAIRPERSON DAVIS:** Yes, Ms. Pardo?

**CHAIR PRO TEM PARDO:** But one thing that you need to do when you bring this forward during the budget, you need to tell us whether or not you're going to go out and try to acquire grants.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**CHAIR PRO TEM PARDO:** Or if you're going to go to the State and try to get appropriations for some of this stuff. You know --

**COUNCILPERSON THOMAS:** That's all I was trying to say.

**CHAIR PRO TEM PARDO:** Yeah, seriously. You know, streets. You were saying for a year it would be \$4.2 million to repave some of the streets. Well, there was money available up in Tallahassee this year and we didn't move forward with it. We didn't ask for any money for fund -- for paving.

**CHAIRPERSON DAVIS:** Yeah, we did.

**CITY MANAGER JONES:** Yes, we --

**COUNCILPERSON GUYTON:** Yes, we did.

**CHAIRPERSON DAVIS:** We -- we were ask -- we were going to send the list back to them and -- and I think -- did you do that?

**CHAIR PRO TEM PARDO:** It's --

**CITY MANAGER JONES:** We did.

**CHAIRPERSON DAVIS:** Yeah.

**CITY MANAGER JONES:** Two million.

**CHAIR PRO TEM PARDO:** Yeah. And you're not --

**CITY MANAGER JONES:** About two million.

**CHAIR PRO TEM PARDO:** -- right. Right. And it was -- it was at the end and we're not going to get anything. So you know, over the summer, when we are looking at our budget, we also -- once we agree that, you know, we're going to move forward and, you know, try to put money in the budget for paving or storm water or whatever, we then also need to put our appropriations list together.

**CHAIRPERSON DAVIS:** Uh-huh.

**CHAIR PRO TEM PARDO:** And that list needs to be together. And I really would like to see it attached to the budget so then we know that we are going to go to Tallahassee.

**CHAIRPERSON DAVIS:** Uh-huh.

**CHAIR PRO TEM PARDO:** We are going to go to the feds for fiscal 2014/2015 and -- well, it would be 2015/2016.

**CHAIRPERSON DAVIS:** Uh-huh.

**CHAIR PRO TEM PARDO:** And ask for those funds. It's just -- it's imperative. There is money out there. There's so much money up in Tallahassee, and it looks like we're just going to get some storm water money, which is fine. It's better than what we got last year. But we really need to be aggressive. There are -- you know, there is money available. So that's what --

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIR PRO TEM PARDO:** -- we'll have more of this discussion over the summer but --

**CHAIRPERSON DAVIS:** Hold on, Mr. Guyton.

**CHAIR PRO TEM PARDO:** -- I think that's something that we really need to do. All right. Thank you.

**CHAIRPERSON DAVIS:** Okay. Mr. Guyton?

**COUNCILPERSON GUYTON:** Yes. As it relates to pursuing funds, grants and other allocations, I do agree. We have to get more aggressive.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON GUYTON:** But what I also would like to recommend to my colleagues is that if we're going to be more successful at -- at obtaining these type of grants and requests, the elected official's going to have to leave Riviera Beach. We go up to Tallahassee once a year. And those people who actually see the elected officials and they're squeezing their hands and they're getting to know them, there become a personal relationship. It doesn't guarantee anything.

**UNIDENTIFIED SPEAKER:** That's true.

**COUNCILPERSON GUYTON:** But we need to understand that we can't stay in Riviera Beach and expect to -- to really be a player in -- in D.C. or in Tallahassee.

**CHAIRPERSON DAVIS:** Exactly.

**COUNCILPERSON GUYTON:** So as we consider our budgets, that is one thing that I would hope that we consider and certainly they're always, Oh, they're just taking a fun trip. No, no. No. If -- if we're going to be a player on the state and national level, they need to see us face to face. So it's my hope that we would consider that in our budget so that we can get more aggressive in going after these funds.

**CHAIRPERSON DAVIS:** Absolutely. Absolutely. Mr. Sherman?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** All right. What I'd kind of like to do is just give you a little bit more detail behind the 125 million. Again, we haven't necessarily attached a number to everything. But again, you see, like, on the infrastructure they were talking \$20 million. So in talking to -- to Public Works and Mr. Johnson, it was, Okay. If you had \$20 million, you know, what can you really get done in a five-year period? Again, you don't want to fund projects that just overload and -- and they can't actually get done. So Mr. Johnson actually went through and identified a list of projects that when we add up, you know, comes up to, again, give or take, you know, that \$20 million. It's not -- it's not necessarily designed. It's certainly not bid at this point. But these are, again, going through his, you know, assessment program and looking at what -- what the priorities are, this is really the list of -- of projects that -- that he has identified.

Five-year proposals for water and wastewater. Again, I know you've seen that probably a couple of times, Mr. Aurigemma. And then on the storm water, again, trying to not only deal with the projects that were outlined, you know, in the report or the storm water plan, but then also trying to match up storm water with any of the street projects so you can take care of those at the same time. And the same thing under water and wastewater. If you're going to dig up a street, if you're going to do some reconstruction, that's the time to take care of your infrastructure below the ground and also deal with your storm water. So again, these are the projects. The storm water projects are based on about \$10 million worth of projects. So again, we're just trying to lay out, Here's the - - here's the types of projects that we're actually looking at.

When we get into the Facilities, we're looking at making sure again that the safety complex has been, you know, fully completed and is the -- the facility that everybody, you know, wants it to be. We're looking at Station 3, I mentioned earlier. City Hall, the library and, again, retrofitting that police station to eliminate the -- the need to -- to rent outside office space. Again, the --

**CHAIR PRO TEM PARDO:** I'm -- I'm sorry.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No, go ahead. That's okay.

**CHAIR PRO TEM PARDO:** Madam Chair? Okay. So this is not -- this list is not according to priority? Is it? Like, is Facilities your number-one priority and then the marina --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No. This is all within the five-year number.

**CHAIR PRO TEM PARDO:** Okay. Fine. Okay. That's fine.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Yeah.

**CHAIR PRO TEM PARDO:** All right. Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay. When we looked at the marina, obviously you -- you know, again, the -- the marina office is certainly on the drawing board at this point. But, you know, when we finish up phase II, the only thing that's not done at the south end are E and F. So again, we would try to see if we can get E and F done over this period. And then again, we talked about the marina district and this is the work that the -- that the CRA is doing.

On the Fleet, again, it's not a lot of detail, but you know, again, we're looking at every type of vehicle that we have out there. You know, certainly, you know, the fire apparatus is, you know -- is -- is probably at -- at its end for some of the -- the pieces that they have. So, you know, that probably does raise up to -- to the top. Police vehicles may actually be able to skip a year with some replacements with the two replacements. But again, we're looking at a five-year period here and trying to -- to get back on -- on course with getting these things done and, you know -- and not letting it linger.

And then with the technology, you know, Ms. Davis, as you pointed out, you know, looking for that legacy software. What can we get that'll eliminate, you know, a good chunk of those -- those 50 different softwares that we have. Standardizing the office suite. Yes, we do use Microsoft Office but we have all different versions out there, which again, causes problems when we're starting to share. We're looking at a GIS system.

**CHAIRPERSON DAVIS:** Well, let me just comment on that.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Sure.

**CHAIRPERSON DAVIS:** We made it mandatory. When it changed --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** At -- at the school district?

**CHAIRPERSON DAVIS:** -- everybody --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIRPERSON DAVIS:** -- had to go to the same one. So --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. A GIS system. Again, now, that project's actually moving ahead. Content management is getting rid of all of the paper. Getting all of our files, you know, in order. Getting it all digitized. You know, when we pull up a contract, we should all be pulling up the same version of the contract, not that we've got it in -- in 20 different places. And then again we've got to look at a replacement program. How do we replace the PCs? How do we replace printers? And again, dealing with public safety. You know, as -- as the fire chief said, there's -- there's new technologies out there, and I'm sure if you gave the

police chief the opportunity to come up, he'd tell you there's technologies out there that - that they're looking at, as well

**CHAIRPERSON DAVIS:** And excuse me. I'm going to go off in a -- in a different direction here just a little bit. But, you know, for a very long time now I've been talking about an inventory control report being brought to Council because, you know, it -- it would give us an idea of --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Of what's ahead.

**CHAIRPERSON DAVIS:** -- you know, stuff that has been lost or stolen or whatever. Tie a dollar figure to that so that we know, you know, what's going on with the inventory. And you know, we never know what is done with it after it's no longer --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**CHAIRPERSON DAVIS:** -- you know, we don't -- we don't know whether we're getting dollars for it or -- or what, you know? So I'd like to see that change.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay. Okay.

**CHAIRPERSON DAVIS:** And -- and we start getting a report.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I think that's a good idea. Thank you.

**MAYOR MASTERS:** Madam Chair?

**COUNCILPERSON GUYTON:** I -- I --

**CHAIRPERSON DAVIS:** Mayor?

**MAYOR MASTERS:** With the police vehicles, Mr. Sherman, you mentioned -- and I know that -- I don't see the police chief here to direct to. But you mentioned that we might get by with a few cars maybe here and there, getting new cars. But there was a report -- and I'm not -- I'm not for sure if you are aware so I'm going to ask you. Are you aware that there was a report done maybe last year or two where it stated that our cars, our equipment was antiquated to the point that we -- our cars were not as up to date as most of the police cars in the county?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yes. Yeah. No, we're --

**MAYOR MASTERS:** Is this going to take care of that?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- yeah. Well, again, they -- they've -- they've done two leases and they've brought in about, you know, 15 new vehicles. And when they look at the -- the fleet that now -- the old fleet

that's still on, they're like, Okay. We can probably get another good year out of that fleet. It's not as necessary -- I mean, we're replacing '05s and '06s. So if they have something out there that might be a 2011, well, they can probably hold on to that, you know, for -- for a couple more years. So they're thinking that they can actually skip a year in -- in the replacement process.

**MAYOR MASTERS:** So it would be fair to say that we are making progress in that area?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Making --

**MAYOR MASTERS:** And probably within a year that report would be obsolete as it relates to --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- yeah, absolutely.

**MAYOR MASTERS:** -- antiquated police vehicles for the City of Riviera Beach compared to --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yes.

**MAYOR MASTERS:** -- most cities in the county?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yes.

**MAYOR MASTERS:** Thank you, sir.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I agree. Good?

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Now, just to follow up on the Chair's request for the inventory control information. How soon can you start getting that to us and how frequently could you provide that? Is that something quarterly?

**CHAIRPERSON DAVIS:** It's annually.

**CITY MANAGER JONES:** Annually.

**COUNCILPERSON GUYTON:** Annually? Okay. Could we get the last one that's available?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Yeah. We'll have to go through -- I'll -- I'll see what kind of reports we can generate off the system that --

**COUNCILPERSON GUYTON:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- that'll be of use.

**COUNCILPERSON GUYTON:** Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay?

**COUNCILPERSON GUYTON:** Thank you, Madam.

**CHAIRPERSON DAVIS:** Okay. Go ahead, sir.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** One thing that I want to say about this. You -- you know, and again, I know -- I know it's a lot of money and I know, you know, we're probably being bold and -- and aggressive with -- with the plan. But you kind of have to keep in mind that this is really an economic development type plan. You know, you want to -- if you invest in yourselves, others will -- will follow. And I can tell you I've talked to a lot of bankers who are being talked to by a lot of businesses and a lot of investors who are looking to put their money in the City. So again, when we do these projects, do some of these street projects, take care of the drainage -- and again, pick -- it'll -- it'll pick up everything as we go.

Hopefully you can -- you can kind of see this map of the city. A few years -- and I want to say it was 2007 -- the City did a sector plan. And those are the -- what they did is they broke up the neighborhoods and kind of looked at each one of those sectors which are the four areas in the middle there. And kind of came up with a plan on what each one of those little sectors really needed for infrastructure. So not only were they dealing with streets and lights and sidewalks, they were looking at traffic calming. They were looking at cleaning up allies. They were looking at façade-type programs.

But I kind of thought that that gave us a -- a good indication of how we can kind of break this -- the City up and kind of look at it in components. So you have the Singer Island, non-CRA. You have the CRA. You have those four sectors. And then you have, you know, the area off to the west. And what I did with that information is I went back and I looked at the 2014 assessed values and how much property tax revenue each one of those areas are bringing in.

Now, these numbers probably don't surprise anybody when you look at it. But the point I was trying to make here is there's opportunity to raise these numbers. You can see that there's pockets. Some pockets are doing a little bit better than others. But again, if we go in and make some investments, do some economic development in these areas, again, it -- it can raise, you know, all of those values which will then, again, generate tax revenues. And it, you know, kind of becomes a little bit self-funding.

**CHAIR PRO TEM PARDO:** Mr. -- I -- I'm sorry.

**CHAIRPERSON DAVIS:** Go ahead, sir -- go ahead, ma'am.

**CHAIR PRO TEM PARDO:** Madam Chair?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** Okay. And one thing I want to say about my district, okay, we all see what the number is.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**CHAIR PRO TEM PARDO:** But we would like to see the property values over there increase, also.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** And I think the way to do that is with the repaving of the streets.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** Fixing some of the drainage issues. And I did see on a few slides back you showed doing improvements to some streets. I think there were five streets on Singer Island.

**CITY MANAGER JONES:** Uh-huh.

**CHAIR PRO TEM PARDO:** But I think almost every street --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah, there were some.

**CHAIR PRO TEM PARDO:** Right. It looks like that is -- with the exception of Sugar Sands -- Sugar Sands, Sandy Lane, North Sugar Sands, that's one development. And then you have Powell and the rest of them. That's another development. Palm Beach Isles is in desperate need, also, of paving. And I think there's some drainage issues. So, you know, I'm just saying, just speaking --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. And again, when -- when you do that --

**CHAIR PRO TEM PARDO:** -- on behalf of my district.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** That's what we would like to see because you are getting a lot of money from Singer Island, right? Almost \$1.4 billion in assessed value.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** We would love to see those numbers increase. And the only way that we're going to be able to do that is by --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Is to -- is to raise the whole thing.

**CHAIR PRO TEM PARDO:** -- making the improvements that have been neglected for far too long.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Yeah.

**CHAIR PRO TEM PARDO:** Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And -- and the last thing I wanted -- and then I'll get to the, kind of, second part of this which is only four or five slides, I think. I did kind of want to point this out 'cause I found this actually amazing myself when I actually went back and looked at it. And I looked at the assessed value per square mile. And when you actually compare Riviera Beach to some of the other communities, we're actually much better off. And -- and I don't think if you asked the average person, you know, is -- is your assessed value per square mile higher than West Palm Beach or, you know, high -- and -- and I think the point here again I'm trying to make is: Is this room to grow? You know? You know, I -- will you ever -- you know, will we ever be Boca? You know, I'm not sure, you know, we can get it to that high. But almost over twice per -- value per square mile as West Palm Beach has. So the -- there's -- if we raise, again, the neighborhoods --

**CHAIR PRO TEM PARDO:** Yeah.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- yeah?

**CHAIR PRO TEM PARDO:** Well, what happens if you take Singer Island out of that number? Then where are we?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, I'd have to take the waterfront out of Boca and Lake Worth, too. I mean, I --

**CHAIR PRO TEM PARDO:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- you're right. I'd have to -- you'd have to --

**CHAIR PRO TEM PARDO:** Right.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- extract it out of all of them. But you're right. That number would -- would drop incredibly. You know, and there's a lot of properties in the city that because you have the -- the homestead exemption, zero to 25 and then 50 to 75, there's a lot of homes that are under that 75 that are only paying on that one 25, if they're even paying that. And that's the issue, is if we can raise those values and get them, you know, again to --

**CHAIR PRO TEM PARDO:** Uh-huh.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- it -- it'll actually raise -- raise all the values.

**COUNCILPERSON GUYTON:** Right. And Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** And I'd just like to piggyback on that. The way that we will raise those values in those neighborhoods that are now getting those tax exempt is to do the infrastructure improvements that are being suggested. That's how we raise those property values. So I think adequate equal attention needs to be given to all of the areas but particularly those that need to be increased to a higher level.

**CHAIRPERSON DAVIS:** Uh-huh.

**COUNCILPERSON GUYTON:** We need to increase the -- the attention that we give to those areas there.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON GUYTON:** Thank you, Madam Chair.

**CHAIRPERSON DAVIS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay.

**CHAIRPERSON DAVIS:** Go ahead, sir.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Now, what I'd kind of like to do, there's -- again, dealing with the marina district and knowing, you know, the schedule that that's operating on and to keep that process moving, again, bringing up this \$10.2 million that was -- again, I realize it's not a final number yet. They're still working to refine these numbers. But when you break down this 10.6 on how it is going to be paid for -- again, we have some impact fees at the Parks. We do have some grants. Storm water and Utility District, you know, have their share of what they're doing. The gap financing that we're looking at here is \$6.7 million.

Now, what we've looked at in order to assist the CRA and keep that -- this project moving, we've -- we've looked at our debt capacity report, which is an attachment to the agenda. And if anybody would like me to send them a copy I can certainly do that. But the marina is -- the CRA is actually going to be leasing that uplands from the City. And when we worked on that deal and -- and increased that, we looked at that revenue flow coming from the lease as new revenue coming into the City. It's nothing that we've had before. It's brand new revenue. And knowing that we had all of these other capital issues, it was like, How can we take this new revenue source and leverage that to help the rest of the City?

So here are the -- the current -- the current terms on the -- the master land lease. And I know it hasn't come for a vote yet but these -- these are the terms that are -- that are in the agreement that -- that's being worked on. The lease payment started a 1,194,000. Again, we did some appraisals. You know, we came up with -- with the exact numbers on what the value of that land is today. Okay? Before there are any improvements. Okay? What we put in the lease is that after the improvements are done on the land, okay, we'll actually go back and get the property reappraised. Okay? And we're figuring that that is at least going to increase the value of the lease by 25 percent. Okay? It may be more than that. But again, just kind of being a little conservative, that's that million-five number. So what we did is we looked at that number and we said, Okay. What can we do with that amount of money? Okay?

So if we take the CRA lease payments, okay, the 1,194,000, we can actually leverage that into a \$22 million bond. What we would then, you know, put forth is that we would take that \$22 million. We would provide 7 million of it to the CRA to do their infrastructure, to fill that gap financing, whatever that -- that final number is. We would take the rest of the \$22 million and put it into infrastructure. So all of those street projects that -- you know, that Mr. Johnson has identified, we could use those dollars for that. Now, I will tell you that 15 million could be used for something else. You could use it for a library. You could use it for technology. I mean, you could use it for whatever you want to use it for. But in this scenario we put in, okay, 7 million for the marina district, 15 million for infrastructure. Then what we said is --

**CHAIRPERSON DAVIS:** And non-- non-CRA?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Non-CRA. Right. So again, to get into the neighborhoods and -- and do that list of projects.

**CHAIRPERSON DAVIS:** Uh-huh. I think --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Then what happens is because the lease payments supports the entire \$22 million, and the CRA has said, "Well, we'll pay you back the \$7 million that you're going to give us," we would actually take those payments coming from the CRA and put that money in the bucket to go to additional infrastructure payments. Now, again, that's going to build up over time. It would give you 700, 750,000 per year that, again, you could do more streets. But we're taking that one lease payment coming from the CRA and we're turning it into \$30 million of non-CRA infrastructure projects.

**COUNCILPERSON GUYTON:** Madam Chair, quick question?

**CHAIRPERSON DAVIS:** Mr. Guyton.

**COUNCILPERSON GUYTON:** How would this impact the average taxpayer? Or would the repayment --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, at --

**COUNCILPERSON GUYTON:** -- come from the lease and CRA funds?

**CHAIRPERSON DAVIS:** Yeah.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Yeah. I -- again, it's coming from the C -- and it's a brand new revenue source. So we're not reducing any services. We're not raising any property taxes. It's --

**COUNCILPERSON GUYTON:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- hey, I got -- I got this new source of funds.

**COUNCILPERSON GUYTON:** But you -- you said what I wanted to hear. You're not raising any property tax?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Not -- not --

**CHAIRPERSON DAVIS:** Right.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- you know --

**COUNCILPERSON GUYTON:** You're not raising -- to do it? That -- that's what I --

**MAYOR MASTERS:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Mayor?

**MAYOR MASTERS:** On the bonding -- I'm looking at this, just -- the bonding mechanics here. And the non-CRA district, 50 million infrastructure could -- is that -- any of that money there could -- could be used for the -- the warehouse? Is that any -- anything in there?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It could --

**MAYOR MASTERS:** Anything in there could go to what we call the warehouse?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- it -- well, in -- in all honesty, Mayor, it could be used for any of those capital items that we've talked about tonight. Okay? But in this scenario we said, No, we would put it all to infrastructure. But that would be a decision certainly that the Council would make on --

**MAYOR MASTERS:** The bond money?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- on how they would spend those dollars.

**MAYOR MASTERS:** So that's all. Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Now, the reason we wanted to talk about this particular item tonight, again, is 'cause, again, the CRA is on a schedule and moving. And what I would like to do is, if you recall what we just did at the Utility meeting where we brought forward a resolution saying, Yeah, go ahead and start the process to look at the refunding of the utility bonds, we'd like to get a resolution on the May 7<sup>th</sup> agenda that says, Okay. You know, we -- we like the thought. We like the process. And authorize staff to start moving forward to go in this direction. Ultimately, again, the final bond resolution would have to come back to you. The -- the projects that -- that it's funding would have to come back to you. But again, we want to start moving this process along so, again, we can have the money available when we need it at the marina district.

**COUNCILPERSON GUYTON:** Okay. Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Is a motion needed for that?

**CHAIRPERSON DAVIS:** Can't -- can't do that.

**COUNCILPERSON GUYTON:** It's a workshop.

**CHAIRPERSON DAVIS:** It's a workshop.

**COUNCILPERSON GUYTON:** Oh, okay.

**COUNCILPERSON THOMAS:** You still can.

**CITY MANAGER JONES:** No, we -- what we're just looking for is a consensus of direction.

**COUNCILPERSON DAVIS:** Yeah.

**CITY MANAGER JONES:** And then we'll bring it back on the May 7<sup>th</sup> agenda.

**CHAIRPERSON DAVIS:** Okay.

**CITY MANAGER JONES:** If that is the pleasure of the Council.

**COUNCILPERSON GUYTON:** I don't have a problem.

**CHAIRPERSON DAVIS:** You can vote at a workshop?

**MAYOR MASTERS:** Madam Chair, I have a question. We're talking about this -- this whole presentation? A consensus on what? What are we --

**CITY MANAGER JONES:** A consensus that for the marine -- for the 22 million that's up there on the board right now, bring back a resolution directing staff to then go through the process with bond counsel, seeing what we can actually bond and all of that. But it

gets the process started in order to be able to have initially that \$7 million for marina infrastructure.

**CHAIRPERSON DAVIS:** Okay. So can -- did you have a question?

**CHAIR PRO TEM PARDO:** I do, Madam Chair.

**CHAIRPERSON DAVIS:** Okay.

**CHAIR PRO TEM PARDO:** I have --

**CHAIRPERSON DAVIS:** Hold on. Hold on one second.

**CHAIR PRO TEM PARDO:** I'm sorry.

**CHAIRPERSON DAVIS:** You had a question?

**CITY ATTORNEY RYAN:** Well, yeah. I want to make sure that this is the schedule we laid out. I thought we needed to enter into the agreements with the CRA before we could go out for bonds?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, you will. Those are on for the 7<sup>th</sup>, as well. I think the -- isn't the master --

**CITY ATTORNEY RYAN:** So we're going to do them on the same --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- isn't the master lease on for the 7<sup>th</sup>? I thought it was on for the 7<sup>th</sup>. And again, all this resolution does is say, Yes, we like the concept. Go start doing it and then bring it back to us.

**CITY ATTORNEY RYAN:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** So it's not -- it's not a commitment. It's not an authorization, really, to --

**CITY ATTORNEY RYAN:** The actual bond. Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- borrow at that point. It's just --

**CITY ATTORNEY RYAN:** Okay.

**CHAIRPERSON DAVIS:** Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- just a nod and -- yeah.

**CHAIRPERSON DAVIS:** Ms. Pardo?

**CHAIR PRO TEM PARDO:** Okay. I'll tell you my feelings on this. I understand what you're trying to do and that's fine. Leverage your money. My problem is with the non-CRA district infrastructure, that \$15 million. I want to make sure that the taxpayers are getting something out of this. The CRA, they'll be getting their stuff. I want to make sure that streets are going to be repaved or, you know, if a -- if a street needs lighting, they're going to get lighting. I -- before I vote on this, I want to see the plan. Because we can move forward with this and, you know, move forward with the scheme and then we have \$15 million in non-CRA and then you guys come back and say, Well, we're going to take some of the money and it's going into the warehouse and -- and now we're going to move the, you know, C -- the city facility, put money into that. And then once again, the taxpayers are not getting anything. All right? And just remember, with this whole -- with the marina, for too many years the taxpayers in the city subsidized the marina.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**CHAIR PRO TEM PARDO:** And all along we kept telling them, you know, Be with us. We're going to redevelop the marina and you will be getting something out of it. And this is a chance for them to reap some of those rewards and reap it in --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**CHAIR PRO TEM PARDO:** -- you know, by moving forward with -- with improvements to the city. Improvements that affect the taxpayers. So that's my problem. And you guys are going to have to show me that we will move forward with improvements to the streets and other improvements instead of --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. Right.

**CHAIR PRO TEM PARDO:** -- just, you know, things here, things over with the police department or --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Now --

**CHAIR PRO TEM PARDO:** -- you know, inside City Hall. There has to be -- there has to be something in it for the taxpayers.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. And -- and when you actually adopt -- I'm -- I'm sorry. Am I okay?

**CHAIRPERSON DAVIS:** I was going to go to Mr. Thomas. Seems like he wanted to say something.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Oh, okay.

**COUNCILPERSON THOMAS:** Oh, no.

**CHAIRPERSON DAVIS:** Oh, okay.

**COUNCILPERSON THOMAS:** No. No. I -- I'm --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay.

**COUNCILPERSON THOMAS:** -- I'm just saying I -- I understand but I'm just not comfortable and I don't know any of the details.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON THOMAS:** This is all very conceptual.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It is.

**COUNCILPERSON THOMAS:** And the last thing I want to do is say yeah and then you come back and say, Well, you agreed for us to go ahead and do it.

**CHAIR PRO TEM PARDO:** Exactly.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** And we told you --

**COUNCILPERSON THOMAS:** And -- and I'm --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**COUNCILPERSON THOMAS:** -- I'm saying I'm just not comfortable with that, not knowing all the details.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** No. And that -- and that's what I was going to --

**COUNCILPERSON THOMAS:** And not -- and -- and every member not getting all of the information accurately.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** All the details, yeah.

**COUNCILPERSON THOMAS:** So some members may be a little bit more comfortable than others. But they're also getting more information than others. So until I get there I'm just not comfortable with it.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. No, and -- and you're right. This is -- this is at this level. But when you actually come back and we bring the -- the actual bond document that -- that really authorizes the borrowing, it's going to -- it -- it's not necessarily going to say, Well, you're going to do this (inaudible) this street, this part, but it's going to identify the projects that are within -- that you could spend that money on.

**CHAIRPERSON DAVIS:** And -- and if --

**CHAIR PRO TEM PARDO:** Yeah.

**CHAIRPERSON DAVIS:** -- going forward, all you're going to be doing is bringing that back to us to make that decision then.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Well, again, the May -- the May --

**CHAIRPERSON DAVIS:** Well, hold -- hold on. Hold on.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIRPERSON DAVIS:** And --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Sorry.

**CHAIRPERSON DAVIS:** -- and lay it out where it -- the \$15 million that my colleague here, Ms. Pardo, talked about, that certain dollars are earmarked for specific projects. Okay? That are not within the CRA.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**CHAIRPERSON DAVIS:** Okay. And I'm good with that. Because it is not, you know -- just because I say it here doesn't mean it's a done deal. You still have to bring it back to us for review, first of all.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** I have to bring it back.

**COUNCILPERSON DAVIS:** Approval, yeah.

**CHAIRPERSON DAVIS:** And so if that is the case, I'd like to get a consensus from my colleagues to see if that is the direction they want to go in. Mr. Guyton?

**COUNCILPERSON GUYTON:** Absolutely.

**CHAIRPERSON DAVIS:** Mr. Davis?

**COUNCILPERSON DAVIS:** Yes.

**CHAIRPERSON DAVIS:** Okay. And I -- I agree, also. Ms. Pardo?

**CHAIR PRO TEM PARDO:** I'm a little hesitant right now because I had asked for numbers.

**CHAIRPERSON DAVIS:** Uh-huh.

**CHAIR PRO TEM PARDO:** On certain things and we haven't seen the numbers. Mr. Johnson said he won't have his report for two weeks. So everything that you showed us, you know, a lot of the things can't be justified right now. So, you know, I'm not going to move forward with something like this when you haven't proved to us that we need 400 new vehicles and that we need -- you know, that 28 percent of the streets are -- are critical and the -- 72 percent are good. You know? So, you know, you have until the end of April to show me the numbers.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON GUYTON:** Madam Chair, just a question of clarification, if I may.

**CHAIRPERSON DAVIS:** Yes, Mr. Guyton.

**COUNCILPERSON GUYTON:** Right now all we are allowing staff to do -- let me get a clarification -- is to go back and document now how you are going to recommend --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON GUYTON:** -- that these funds be spent?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right. We'll come -  
-

**COUNCILPERSON GUYTON:** Is -- is that my understanding?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- yeah. We'll -- we'll come back with a more concrete plan on this --

**COUNCILPERSON GUYTON:** Plan.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- 15 million (inaudible).

**COUNCILPERSON GUYTON:** This is not to move forward. This is not to go and sign any paperwork.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**COUNCILPERSON GUYTON:** This is to come back with the plan like many of my colleagues are requesting --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON GUYTON:** -- to better understand how the funds will be spent?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Correct.

**COUNCILPERSON GUYTON:** Or allocated. I'm okay with it.

**CHAIR PRO TEM PARDO:** No. But wait a second.

**CHAIRPERSON DAVIS:** With -- with -- with more concrete information.

**COUNCILPERSON DAVIS:** (Inaudible).

**COUNCILPERSON THOMAS:** Madam Chair? Madam Chair?

**CHAIRPERSON DAVIS:** Hold -- hold on one second, sir.

**COUNCILPERSON THOMAS:** Yes, ma'am.

**CHAIRPERSON DAVIS:** With more concrete information, the kind of information that Ms. Pardo and Mr. Thomas were talking about?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yes. And -- and -- and again, as -- as, like, the Fleet plan gets done, we'll provide it. The street plan, you - you know, can be provided.

**CHAIRPERSON DAVIS:** Uh-huh. And the vehicle replacement and all that kind of stuff.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** And again, we'll come back with a plan of, Okay. We'd like to finance this \$15 million worth of projects to --

**COUNCILPERSON GUYTON:** Okay.

**CHAIRPERSON DAVIS:** Okay. Mr. Thomas?

**COUNCILPERSON THOMAS:** If that was the case, I mean, why do we need a consistent -- a -- a consensus for you to just --

**CHAIR PRO TEM PARDO:** Really.

**COUNCILPERSON THOMAS:** -- do what your job is to do? I don't think we need a consensus for that. You're trying to put us on the hook to say, This is absolutely the way that you say you want it to go.

**CHAIR PRO TEM PARDO:** Correct.

**COUNCILPERSON THOMAS:** And I'm telling you I'm not sure. I know that you got the first three to say that they're sure.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh.

**COUNCILPERSON THOMAS:** So that's probably the way it's going to go. But I just want to put on record I'm not for sure about that.

**CHAIRPERSON DAVIS:** Okay.

**COUNCILPERSON THOMAS:** I've seen too many things happen like this when we're doing too much conceptual stuff. All I'm saying, which is the fair thing, is give us the documents that we're asking for. Let us all be okay with it. I've said this and I'm going to say it again. I'm not confident that all members of this board are getting all the information real-time, getting the in-depth information so that we all are comfortable for it. And eventually it won't just be three. Eventually it'll be enough fragments so that we don't move forth at all. So the -- the -- I think the prudent thing to do would be to say, We understand everyone's feeling on this and let's work to get us the information that we need. I'm not comfortable with it at this point. Thank you, Madam Chair.

**CHAIR PRO TEM PARDO:** Right.

**COUNCILPERSON DAVIS:** Madam -- Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Davis?

**COUNCILPERSON DAVIS:** Thank you. What I'd like to see staff do is take in consideration when we went away on our retreat and we put together a plan and a vision as a council a couple --

**CITY MANAGER JONES:** Uh-huh.

**COUNCILPERSON DAVIS:** -- a few weeks back. Because you kind of got an idea of what our priorities are so you know how to come back to this board, because we all shared in that retreat on how -- what type of projects we'd like to see come into the city. So you can have an understanding of what this board is looking for when you're coming back with this plan. I'd just like for you all to take that into strong consideration. Thank you.

**CHAIRPERSON DAVIS:** Okay. So --

**MAYOR MASTERS:** Madam Chair?

**CHAIRPERSON DAVIS:** -- just a minute, Mr. Mayor.

**MAYOR MASTERS:** Yes.

**CHAIRPERSON DAVIS:** So I guess we don't need a consensus. You're just going to bring us back the information? Is that --

**CITY MANAGER JONES:** Yes.

**CHAIRPERSON DAVIS:** Okay. Mr. Mayor?

**MAYOR MASTERS:** Yeah. Thank you, Madam Chair. I wasn't present for the discussion but I was -- I was viewing it on television about the 70 -- and -- and I'm not

comfortable -- comfortable, either. But the 72 percent of the streets. I just want to make a statement that according to the technology that is being used, that number is -- that's how we -- we got that 72, because of this modern technology that we're using. But you know what? Let me just say this. Common sense for me, we got all this technology and we can't find an airplane with all this technology.

**CITY ATTORNEY RYAN:** That's right.

**MAYOR MASTERS:** So I think there should be a visual in addition to your technology. Because it doesn't, you know -- Stevie Wonder can -- and Ray Charles can see something's wrong with that number. And the -- the other thing is I don't -- personally, I don't want to see a dime of the 15 million in non-CRA go into the warehouse. Period. Me. Thank you.

**COUNCILPERSON GUYTON:** Madam Chair?

**CHAIRPERSON DAVIS:** Mr. Guyton?

**COUNCILPERSON GUYTON:** Let -- let me just clarify. There's been reference several times to a warehouse. That's a public service building that the City has purchased. And I see that some choose to refer to it as a warehouse. But I think that is an inaccurate statement. It is a building that would house our police, our Public Works, our Emergency Center, and at some point the Fire. That is not a warehouse. That is a functional, operational building. We know that some didn't support it, but we need to convey the correct message to our residents. It is not a warehouse. It's going to be a functional office administrative building. Thank you.

**MAYOR MASTERS:** Madam Chair?

**CHAIR PRO TEM PARDO:** It's a warehouse.

**CHAIRPERSON DAVIS:** Are you finished, Mr. Guyton?

**COUNCILPERSON GUYTON:** Yes.

**CHAIRPERSON DAVIS:** Mr. Mayor?

**MAYOR MASTERS:** I think Mr. Guyton is incorrect. I think Dawn Pardo and I are correct. It's a warehouse. And that's what I'm going to keep saying.

**CHAIRPERSON DAVIS:** Okay. Let's move on.

**MAYOR MASTERS:** Well, he doesn't have a right to reprimand me.

**CHAIRPERSON DAVIS:** Mr. -- you got anything?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. We're -- we're through, yeah.

**CITY MANAGER JONES:** We're finished.

**CHAIRPERSON DAVIS:** Is that all? Okay. Anything from Council?

**CHAIR PRO TEM PARDO:** Yes, Madam Chair?

**CHAIRPERSON DAVIS:** Yes, ma'am.

**CHAIR PRO TEM PARDO:** Okay. So what about the rest of the document? We're not going to go through it? There's something in here, Potential Facilities Funding where you talk about possible fire assessment?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. What --

**CHAIR PRO TEM PARDO:** Terminating the lease at the port center.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah.

**CHAIR PRO TEM PARDO:** What are we going to do? Are we discussing this or is this for another meeting or did you not mean to give it to us?

**CITY MANAGER JONES:** That is for subsequent follow-up meetings as we go through the capital plans. Because there's a lot of strategies out there to fund different capital projects. And so it would be presenting those projects. Right now we wanted to deal with particularly the marina for that infrastructure work so that we could go ahead and get that started so things could pretty much stay on schedule.

**CHAIRPERSON DAVIS:** Anything else, Ms. Pardo?

**CHAIR PRO TEM PARDO:** No. That's it. Thank you.

**CHAIRPERSON DAVIS:** Anything else from Council?

**COUNCILPERSON GUYTON:** Uh --

**CHAIRPERSON DAVIS:** Mr. --

**COUNCILPERSON GUYTON:** -- just -- just one question for clarification. In our consensus, there was a discussion about a resolution as it relates to this bond. What would that resolution do that you're preparing to bring back to us?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Yeah. It -- it would be very -- and I don't want to mix boards and -- and council here, but it would be very similar to the one that we just did on the Utility District where really what it says is, is you're authorizing the staff to work with, like, bond counsel, work with the financial advisor to start putting the packages together so, again, that allows us to bring back more --

**COUNCILPERSON GUYTON:** Of how the funds would be allocated?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Correct.

**COUNCILPERSON GUYTON:** But we're not approving anything?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Correct. You're not approving anything.

**COUNCILPERSON GUYTON:** Okay. Okay.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** It's just --

**COUNCILPERSON GUYTON:** Okay.

**CITY MANAGER JONES:** (Inaudible) bond.

**COUNCILPERSON GUYTON:** Okay. Thank you.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- just notice that you're looking for -- yeah.

**COUNCILPERSON GUYTON:** Thanks. Okay.

**CHAIR PRO TEM PARDO:** All right. Madam Chair?

**CHAIRPERSON DAVIS:** Ms. Pardo?

**CHAIR PRO TEM PARDO:** Okay. Wait a second. On the Utility District, that was refinancing those bonds.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Uh-huh. Yes.

**CHAIR PRO TEM PARDO:** Okay. So it's not the same. We're not refinancing. We're going out and doing a new bond issue.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** The -- right.

**CHAIRPERSON DAVIS:** Right.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** But it's the same resolution telling us --

**CHAIR PRO TEM PARDO:** 'Cause -- all right, fine.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- that we can go and start working with --

**CHAIR PRO TEM PARDO:** But you know, let's --

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Right.

**CHAIR PRO TEM PARDO:** -- there are people watching.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay.

**CHAIR PRO TEM PARDO:** Let's keep it clean.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Okay.

**CHAIR PRO TEM PARDO:** All right?

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** Sorry. Sorry if I --

**CHAIR PRO TEM PARDO:** This is a new bond offering.

**DIRECTOR OF FINANCES AND ADMIN. SERVICES SHERMAN:** -- misspoke.

**CHAIR PRO TEM PARDO:** Okay.

**CHAIRPERSON DAVIS:** Anything else? Okay. Motion for --

**MAYOR MASTERS:** I'd like to make an announcement, please?

**CHAIRPERSON DAVIS:** Go ahead, Mr. Mayor.

**MAYOR MASTERS:** Thank you, Madam Chair. For the benefit of those who are viewing this tonight and probably tomorrow, I wanted just to re-emphasize this -- the youth -- summer youth job session tomorrow here in the chambers at 4:30. It's very important for the youth of Riviera Beach to attend. Because once you attend, you will be given a completion -- a certificate of completion. You'll be able to take that certificate and go to the job fair and show the employers that you are prepared and that you are ready to get a job.

The job fair is going to be in a couple of weeks from now, two to three weeks, which will be sponsored by the four mayors, four of the mayors of Palm Beach County: the mayor of Lake Worth, the mayor of Mangonia Park, the mayor of West Palm Beach and the mayor of Riviera Beach. We just want the children and the young people from 16 to 25 to get a step ahead by getting their certificate, which will enhance your opportunities to better land a summer or seasonal job. Thank you, Madam Chair.

**CHAIRPERSON DAVIS:** Okay. Is there a motion for adjournment?

**ADJOURNMENT**

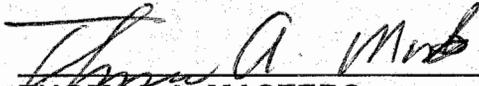
**CHAIR PRO TEM PARDO:** So moved.

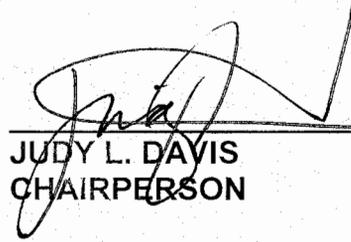
**COUNCILPERSON GUYTON:** So moved.

**CHAIRPERSON DAVIS:** Okay.

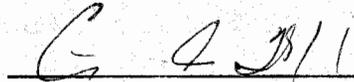
(CONCLUSION OF WORKSHOP)

APPROVED:

  
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THOMAS A. MASTERS  
MAYOR

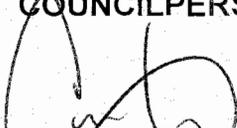
  
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JUDY L. DAVIS  
CHAIRPERSON

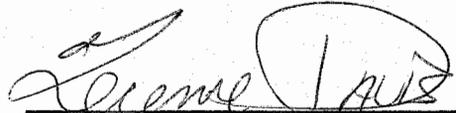
ATTEST:

  
\_\_\_\_\_  
CARRIE E. WARD  
MASTER MUNICIPAL CLERK  
CITY CLERK

  
\_\_\_\_\_  
DAWN S. PARDO  
CHAIR PRO TEM

ABSENT  
\_\_\_\_\_  
BRUCE A. GUYTON  
COUNCILPERSON

  
\_\_\_\_\_  
CEDRICK A. THOMAS  
COUNCILPERSON

  
\_\_\_\_\_  
TERENCE D. DAVIS  
COUNCILPERSON

MOTIONED BY: C. THOMAS

SECONDED BY: D. PARDO

B. GUYTON ABSENT

J. DAVIS AYE

C. THOMAS AYE

D. PARDO AYE

T. DAVIS AYE

DATE APPROVED: 05/21/2014