

City of Delray Beach

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Minutes - Draft

Tuesday, February 9, 2016

6:00 PM

Workshop

Delray Beach City Hall

City Commission

Mayor Cary Glickstein

Vice-Mayor Shelly Petrolia

Deputy Vice Mayor Al Jacquet

Commissioner Jordana Jarjura

Commissioner Mitchell Katz

A Workshop Meeting of the City Commission of the City of Delray Beach, Florida, was called to order by Mayor Cary Glickstein in the Commission Chambers at City Hall at 6:00 p.m., Tuesday, February 9, 2016.

Roll call:

Present: 5 - Mayor Cary Glickstein, Vice-Mayor Shelly Petrolia, Deputy Vice Mayor Al Jacquet, Commissioner Jordana Jarjura, and Commissioner Mitchell Katz

WS.1 [16-166](#)

PRESENTATION BY THE CARING KITCHEN

Mr. Gary Eliopoulos conducted a PowerPoint presentation. He provided an overview of the City Commission's previous direction to staff.

Ms. Nancy Hurd, representing the Board of the Caring Kitchen, spoke regarding the task force and provided an overview of the actions taken to date.

Ruth ?, Executive Director of the Caring Kitchen, stated they are seeking direction from the City Commission on how to move forward. She read a statement into record.

Mayor Glickstein thanked the Caring Kitchen for the presentation and thanked the Task Force.

Commissioner Jarjura inquired if the depot site was included as part of the facilities study and asked about the square footage. She asked if staff has looked at the plans for the warehouse property.

Mr. Donald B. Cooper, City Manager, stated staff's plan is to use the warehouse for the storage of the Christmas Tree. He discussed impacts on residential neighborhoods and other properties.

Commissioner Jarjura stated this would be a great solution and referenced historic preservation and historic properties.

Commissioner Katz stated the city needs to restore this building and he referenced a pedestrian walkway that was done on Atlantic Avenue and stated this would need to be done for this property and discussed safety. He stated this seems like the best option regarding the Caring Kitchen. He spoke regarding grants and asked who would start researching to find grants for this. Commissioner Katz thanked the Task Force for their work on this.

Vice Mayor Petrolia thanked the Caring Kitchen for the presentation and stated she agrees that this is a great opportunity to restore a building that is in need of bodies and activity. She also mentioned lobbyists and grants. Vice Mayor Petrolia stated she spoke to the lobbyists regarding this situation. She stated she is in support of moving forward on this.

Commissioner Jacquet reiterated that the lobbyists were aware of the Caring Kitchen's issue. He stated this is a great solution and this is in a great location. He stated great people are working at the Caring Kitchen. Deputy Vice Mayor Jacquet stated the City Commission is looking forward to helping the Caring Kitchen with this.

Mayor Glickstein asked about the students who navigate that area heading to school. He asked if anyone foresees an issue with this. Mr. Eliopoulos responded that they do not foresee an issue based on the hours and operation of the Caring Kitchen. Mayor Glickstein also inquired about the need that the Caring Kitchen serves in neighborhoods; he asked if this location will affect the need that they serve at this time. He asked Ms. Juanita Bryant if she feels this will be a better solution. Ms. Bryant spoke regarding the Caring Kitchen. Ms. Jocelyn Patrick, a member of the Task Force, spoke and stated the neighbors feel the depot is the ideal location for the Caring Kitchen.

Mayor Glickstein stated he supports this and looks forward to working in a partnership with Caring Kitchen.

There was unanimous support from the City Commission to move forward with and the Caring Kitchen will work with staff.

Commissioner Jarjura asked about the warehouse on that property again and stated she would like to see that the warehouse obtains the attention it deserves in terms of historic preservation.

Mr. Cooper discussed levels of service and the facilities study. Discussion continued regarding the warehouse and restoration.

Mayor Glickstein mentioned the assigning of values to the interior done by Gary Eliopoulos and asked if C.R.O.S. Ministries has any funding regarding the interior of the building.

WS.2 [16-187](#)

DELRAY BEACH CENTER FOR THE ARTS

Mr. Rob Steele, President and CEO of Old School Square (OSS), stated they have reverted back to the original name of Old School Square versus

Delray Beach Center for the Arts. He provided highlights and statistics of Old School Square and stated it is the conduit for the uptown and downtown. He stated OSS hosts over 580,000 people a year. He stated Old School Square park is city property. He referenced communication, return on investment (ROI), an open process, and a plan for high consensus and participation from citizens and the community. He continued to reiterate the plan (phases) for OSS. He discussed what needs to be addressed on the grounds of OSS. He stated Fred and Cathy Kent are here to discuss activation.

Mr. Fred Kent conducted a Powerpoint presentation regarding Old School Square. He stated the focus for cities is how to create placemaking. He discussed some of the partnerships he currently has in other cities. He stated the idea of a square is about innovation and dynamic.

Vice Mayor Petrolia stated maintenance and fixing items are high on the priority list. She discussed funding, the green, lighting and passing through OSS. She asked what is going on Saturday. Mr. Rob Steele stated the event will begin at 1:00 p.m. until 3:00 p.m. and Mr. Kent and Cathy Kent will conduct the games as referenced in the presentation. Vice Mayor Petrolia asked if everyone is invited to the event on Saturday.

Commissioner Jarjura referenced the sod and discussed the future phases concepts. She commented regarding future redevelopment and demolition. She discussed drawing people into the area and mentioned the pavilion. She stated she is so thankful for the Kents and stated it is an amazing value to have them in the city. She discussed the preservation of the property.

Commissioner Katz stated he does not like to see alot of artificial grass. He discussed solutions and the Christmas Tree and the infrastructure associated with moving it. He stated he would like to see some natural shade in the area. He stated that would help the space serve as a destination. Commissioner Katz stated he is excited for the next step and thanked both Mr. Kent and Mr. Steele.

Mr. Kent stated the most exciting part of their work is people owning it in the community.

Deputy Vice Mayor Jacquet referenced the drum circle and the community feeling like it is their place. He reiterated what is taking place on Saturday. He stated once the city receives the information back from the community they will have a better sense of what people want. He stated then the city will get a better product.

Mayor Glickstein thanked Mr. Steele and Mr. Kent for the presentation. He stated he appreciates everyone involved in rebooting this process. He discussed the placemaking process being an organic one and asked at what point is that codified into a strategic plan. He mentioned the concession stand. He stated part of the City Commission's role is planning. Mr. Kent spoke further about community involvement and organizing teams and having it place based and place governed.

Discussion continued between the City Commission and Mr. Kent.

WS.3 [16-188](#)

FACILITIES STUDY PRESENTATION

Mr. Cooper introduced this item and gave a brief summary regarding the facilities study.

Mr. Jack Warner, Chief Financial Officer, allowed the Valuation Consulting Partners to introduce themselves. He conducted a PowerPoint presentation for this item. He stated he took the properties that were appraised and placed them into three categories: Immediate Sale Candidates, Parking Facilities: Candidates for consolidation, Sale Candidates: Relocation Required, and Divestiture Candidates.

Commissioner Jarjura asked about the valuation and the criteria utilized. Mayor Glickstein asked if it was conducted based on highest and best use. The consultant stated the criteria was highest and best use.

Commissioner Katz stated regarding the valuation, the Golf Course seems low. He mentioned the Fire Station and MD now property values.

Mayor Glickstein stated with a study of this size they should consider that the values were conservative.

Mr. Warner asked two questions in terms of policy guidance regarding the Commission's willingness to consider the cessation of current activities such as Pool and Tennis Center and/or second golf course and willingness to consider disposition/redeployment of real property not needed for municipal purposes.

The City Commission reiterated receiving information timely and in a more understandable manner.

Vice Mayor Petrolia stated she would have preferred to have a full list regarding properties and discussed the prices for properties. She stated

the few prices that she has looked at are off. She stated she cannot trust that particular column.

Mayor Glickstein stated the difference between total city assets versus what is in the summary should be supplied to the City Commission.

Discussion continued between the City Commission and staff regarding low hanging fruit, City Manager recommendations regarding properties to sell and why, appraisals done by city, appraisals done by the developer, P3's, educating the public/private sector who may want to bid on these properties, leasing, land swaps, financial returns for the city, parking facilities, what the public and private parking demand is, tennis center/tennis facilities, what is the total square footage/acreage needed for city hall and a city attorney building, whether the uses can be combined, analyses for public/private partnerships, what type of development would occur, divesture properties look at community gardens or things communities would like to do to enhance their communities, real prices for those properties indicated for immediate sale, state what the funds will be used for if properties are sold, provide history and background information regarding properties listed.

Commissioner Jacquet stated this is an overall view of what the city has and stated he agrees that the City Manager should make the recommendations when appropriate and stated this will give the City Commission a good starting point. He referenced certain parcels that persons have inquired about. He stated he would like to see what is going to be done with those properties.

Mayor Glickstein spoke regarding the sale of controversial properties on an Immediate list. He stated he would like to see that list prior to June if possible. He stated there needs to be backup from staff regarding usage, analysis of the city of Delray Beach's size. Mayor Glickstein stated this information should be a part of the City Manager's recommendations.

Mr. Warner stated that it seems that the city controls what happens if the land is freed up with the current municipal facilities relocated.

Commissioner Jarjura reiterated her comments regarding square footage, acreage and analysis.

WS.4 [16-199](#)

Commissioner Katz stated he met with the City Manager today and discussed a few of the City Manager's frustrations. He stated most cities do agenda reviews with the Commission members prior to the City Commission Meeting.

Mr. Cooper, City Manager, discussed last minute changes that occur to the agenda.

Discussion ensued regarding the agenda process and what should be included as part of the agenda backup.

Vice Mayor Petrolia mentioned festivals and work product. She also spoke regarding the Highland Beach item last week, an issue with a tree during the Garlic Fest and the selling of city property: City Hall.

Commissioner Katz spoke regarding the Highland Beach contract and an administrative fee.

Discussion ensued between staff and the City Commission regarding the Highland Beach item.

Commissioner Jarjura thanked Mayor Glickstein for the letter that was sent to the Legislature regarding home rule.

Vice Mayor Petrolia discussed a means by which to get a grant.

Commissioner Jarjura spoke regarding Janet Meeks' role in terms of an education coordinator position and grant writing. Commissioner Katz suggested that Mr. Cooper speak with Janet Meeks regarding her ideas.

Commissioner Jacquet spoke regarding a bill in the House (Corey Jones bill) regarding body cameras. He advised staff to contact West Palm Beach and Palm Beach Gardens. The City Manager discussed when the city will begin with the cameras. Commissioner Jacquet asked about the Suits for Seniors program and congratulated the Fire-Rescue Department on hiring eighteen (18) new fire fighters. He also commented regarding Home Rule and spoke regarding recognizing people who have contributed so much to communities.

Mayor Glickstein gave kudos to Ocean Rescue and spoke regarding the letter he sent about the bill. He mentioned the County Commissioners and other state legislators.

There being no further business, Mayor Glickstein adjourned the meeting at 9:36 p.m.