



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Minutes

Community Redevelopment Agency

Wednesday, August 10, 2016

5:00 PM

Council Chambers

CALL TO ORDER

Acting Chairperson Povloski called the meeting to order at 5:01 P.M.

ROLL CALL

Present: 4- Acting Chairperson Povloski
Mr. Jones
Mr. Nichols
Mr. Gay

Absent: 0- None

Also present were CRA Administrator Bill Mann, Deputy City Manager Trish Roberts, Police Chief Pat Dooley, Public Works Director Ty Edwards, Public Works Streets Supervisor David McDonald, City Engineer Marty Martirone, Public Works Project Engineer Robin Smith, Purchasing Administrator Jason Phitides, and Recording Secretary Chandra Medford.

APPROVAL OF MINUTES

a. Regular Community Redevelopment Agency Meeting Held April 18, 2016

It was moved by Mr. Nichols and passed to approve the April 18, 2016 minutes as presented.

b. Special Community Redevelopment Agency Meeting Held July 11, 2016

It was moved by Mr. Jones, and seconded by Mr. Nichols, and passed unanimously by voice vote, to approve the July 11, 2016 minutes as presented.

OLD BUSINESS

There was no old business.

NEW BUSINESS

a. **Resolution No. 2016-10** - Amending the South Beach Capital Improvement Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 to appropriate \$726,668 from South Beach Tax Increment Trust Funds for the "Stormwater Pipe Cleaning, and Alternatives Analysis and Re-design of Channel Improvements" project in the South Beach Parkway/Jacksonville Drive vicinity; and providing for an effective date.

It was moved by Mr. Jones and seconded by Mr. Gay, to approve CRA Resolution No. 2016-10. After a short discussion, the motion carried unanimously by roll call vote.

Mr. Mann stated this project was presented to the Board at the last meeting and was not approved due to the excessive costs of Part B, the sheet piling of the drainage channel project. Part A was deemed valid based on comments and previous discussion in open hearing. He explained that Part A was re-visited in isolation for Bid Award and the same low bidder prevailed; therefore, that part of the project remains unchanged from last meeting's presentation.

He stated Part B has been replaced with a separate task which is the initial analysis of alternatives to sheet piling of the channel; based on that analysis the design, engineering and permitting of up to three alternatives. The initial analysis was estimated at \$27,869. The final design services, if selected to complete full design and permitting for all three alternatives, would not exceed \$71,000, but could be less than that. The initial analysis would be for the engineer's evaluation and that portion of the project would be completed as a change order to an existing contract with Jones Edmunds Engineers.

Discussion:

Mr. Nichols asked if the City considered hiring an engineer to perform multiple analyses of the project as part of the design-build process. Mr. Mann indicated hiring an engineer had not been considered by Staff because the engineer who created the initial design has experience with it.

Mr. Jones asked if the project was sent back for re-bidding since Part B was rejected and if is there a possibility of cost allocation when a contractor submits a proposal expecting a two-part bid but one part is isolated and removed, resulting in an increase or decrease. Mr. Mann explained it was not sent out to bid again and Part A did not change. Mr. Edwards stated there were two bidders for the project and the lowest bidder for both Parts was contacted; that bidder agreed to accept Part A with the price listed in his original bid. He explained pre-construction meetings, shop drawing reviews are standard base items, whether the contract price is lower or higher. He stated there are other items such as site visits that can be conducted using internal City staffing, that can result in a reduction of total costs at the end of the project.

Mr. Jones stated he is concerned that a proposal with access road was not considered and if the project was being limited to three solutions recently proposed rather than discovering other approaches when the project is underway. Mr. Edwards indicated the Jones Edmunds project team reviewed the alternatives for the best options for completing the project and this proposal is a limited document on funding. He stated there is a worsening condition in the stormwater pipe near the *Longhorn* Restaurant that requires a long-term solution to keep the adjacent J Turner Butler Boulevard banks from being impacted by heavy flooding.

Mrs. Povloski asked if there is a way to clean up the channel by adding or appropriating a certain amount of funding to help with that during the interim of Part B being redrawn. Mr. Edwards stated until the entire channel project can be performed, under-brushing along the banks should provide better visual access to the channel for City Staff and could result in better bid proposals. Dennis Dupries stated the approximate funding needed for the underbrushing would be \$50,000 to \$100,000 due to the condition of the existing Fabriform®. Mr. Edwards stated the channel would not be cleaned out until the major project is ready to be completed to prevent issues with failure of a slide slope. Mr. Mann added there are 6-inch to 8-inch voids under the Fabriform®.

- b. **Resolution No. 2016-11** - Amending the South Beach Capital Improvement Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 to appropriate \$1,531,086 from South Beach Tax Increment Trust Funds for the completion of construction of the overall Skate Park Construction project, which amount includes construction of the Concrete Skate Park, General Park Amenities, and 10% contingency fees; and providing for an effective date.

It was moved by Mr. Gay and seconded by Mr. Nichols, to approve CRA Resolution No. 2016-11. After a brief discussion, the motion carried unanimously by roll call vote.

Mr. Mann stated this project was released for design September 8, 2015 and was broken into three parts due to a different contracting firm completing the site preparation and utility relocation for the future Skate Park. Part B is the gunite construction, and horizontal and subgrade improvements of the Skate Park. Part C is the surrounding hardscape and associated park amenities, including a large shade structure over existing swing sets not shown on the conceptual drawing.

Discussion:

Mr. Jones stated he saw a cost estimate for Part B, but did not see an estimate for Part C. He asked if it had been presented previously and what level of approval from the City was used in determining the various elements, such as boulders and dunescapes.

Robin Smith stated it was difficult to estimate Part C because it was not well defined at the beginning of the project. The amenities were added to fit the Park and its needs. He stated all of the line items of Part C were individually bid and they worked through different subcontractors to obtain fair pricing. He explained there was a team of people who were part of the initial selection process who were involved during the stages of adding amenities and reviewing the entire project as well City Staff, including the new Parks and Recreation Director, Mary Ellen Donner and Bill Mann. He added there were two public outreach meetings, including an open house and a small target group of skateboarding professionals, to reach the consensus that this proposal is the best design.

Mr. Mann clarified this resolution is to allocate funding reflective of the construction amount and the City Council would award the construction contract.

- c. **Resolution No. 2016-12** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency adopting its operating budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017; and providing for an effective date.

It was moved by Mr. Jones and seconded by Mr. Gay, to approve CRA Resolution No. 2016-12. After a brief discussion, the motion carried unanimously by roll call vote.

Mr. Mann stated three 'Exhibit A' attachments were included in the agenda packet. He explained the first attachment is a combined summary of revenues and expenditures for the entire agency, including both the southend and downtown districts. This budget proposal is for the administrative function of the Agency as was manifest by the two previous resolutions presented. He explained funding for projects occurs when a hard cost is obtained; the Board will not see the Capital Outlay charge for this upcoming year until projects are awarded.

Trish Roberts stated Fiscal Year 2017 budget decreased overall and provided background information for line items with notable changes, which included the following: increases in personal services, operating expenses, and capital outlay due to enhanced levels of landscaping/grounds maintenance and additional

Downtown CAPE officers and associated vehicles/equipment and in the Downtown District. She stated the decrease in debt service reflects a debt payoff, as of September 30, 2016, in the Southend Redevelopment District, which would result in both Districts being debt free.

Discussion:

Mrs. Povloski and Mr. Nichols expressed their concerns about adding additional Downtown CAPE officers. Police Chief Dooley responded by providing a brief explanation of how the CAPE program is considered an innovative program, the importance of maintaining police levels in local neighborhoods, and why additional officers are needed, including the following: staffing shortages, employee turnover due to forced overtime, and an increase in the number of calls for service in the Downtown district. He stated the Department is currently lacking five officers, which greatly impacts the Patrol Division. He explained there are protocols in place to ensure that CRA funds are not used if an officer is called away from their assigned area for general police matters.

INFORMATION ITEMS

Mr. Mann stated the next tentative meeting will be held on Monday, September 12, 2016.

COURTESY OF THE FLOOR TO VISITORS

No one wished to speak under Courtesy of the Floor.

ADJOURNMENT

There being no further business, Mrs. Povloski adjourned the meeting at 6:24 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:



Art Graham, Chairperson

Date: 9/12/16