



CITY OF FORT LAUDERDALE

DRAFT
MEETING MINUTES
CITY OF FORT LAUDERDALE
INFRASTRUCTURE TASK FORCE ADVISORY COMMITTEE
FORT LAUDERDALE EXECUTIVE AIRPORT
RED TAILS CONFERENCE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA
MONDAY, MAY 6, 2024 – 2:00 P.M. TO 4:00 P.M.

January-December 2024

Attendance

Marilyn Mammano, Chair	P	5	0
Peter Partington, Vice Chair	A	3	2
Gerald Angeli	P	5	0
Gregory Barnett	P	2	0
Shane Grabski (arr. 2:20)	P	4	1
James LaBrie	P	5	0
Michael Lambrechts	A	4	1
Marta Reczko	P	4	1
Roosevelt Walters	P	5	0
Ralph Zeltman	P	5	0

As of this date, there are 10 appointed members to the Committee, which means 6 would constitute a quorum.

Staff

- Alan Dodd, Director of Public Works
- Omar Castellon, Assistant Public Works Director – Engineering
- Miguel Arroyo, Public Works
- Garry Brandy, Public Works
- Vicki Beauvais, Senior Administrative Assistant
- Jill Prizlee, Chief Engineer
- Sylejman Ujkani, Program Manager
- Yvette Matthews, Assistant Director, Office of Management and Budget
- Aricka Johnson, Office of Management and Budget
- J. Opperee, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

1. Call to Order

i. Roll Call

Chair Mammano called the meeting to order at 2:01 p.m. Roll was called and it was noted a quorum was present.

ii. Approval of Agenda

Motion made by Mr. Walters, seconded by Mr. LaBrie, to approve the Agenda as written. In a voice vote, the **motion** passed unanimously.

iii. Approval of Previous Meeting Minutes – April 1, 2024

Motion made by Mr. Walters, seconded by Mr. Angeli, to approve the minutes with or without corrections. In a voice vote, the **motion** passed unanimously.

2. Old Business

The following Item was taken out of order on the Agenda.

ii. Result of Staff Input Survey

Aricka Johnson of the Office of Management and Budget gave a PowerPoint presentation on the City's outreach efforts and feedback, including outreach to City Staff members. Employees were engaged using two methods: an online survey and an Employee Town Hall Workshop.

132 completed surveys were received, as well as another 58 surveys with at least one response. Surveys were received from every Department in the City. 50 employees attended the Town Hall, again representing most Departments.

Key findings from the survey showed that City employees liked the previous City Hall's centralized Downtown location which was easy to reach and fostered collaboration. They were also in favor of the previous building's common areas. Most employees felt very or adequately secure at the previous facility, and would like to see green space, natural lighting, and integrated retail/office uses. All City employees indicated that the current number of conference rooms or more are needed. In terms of amenities, employees were in favor of a gym, cafeteria or coffee shop, outdoor space, and a centralized wellness center.

The Town Hall meeting offered an opportunity for free response rather than selected answers. There was consistent interest in security, both through features and an in-person Staff security presence. The preference was for public-facing services to be located on the ground floor, as in the previous City Hall building.

With regard to modern technology and facilities, Ms. Johnson reiterated the desire for conference rooms and flexible multi-purpose space which could accommodate a future hybrid work environment. Outdoor space for events was also mentioned, as were mixed use, amenities such as a gym, cafeteria, or coffee shop as well as a child care or

daycare facility. An on-site wellness center, which was part of the previous City Hall, was also discussed.

Ms. Johnson continued that the City conducts an annual Neighbor Survey for residents. This is a statistically valid survey which is representative of the community in both geographic and demographic terms. From January through March 2024, the survey included a question which asked residents what they felt was most important in a new City Hall. The number-one response was accessibility, including a central, accessible location with reasonable hours. Other key answers included parking and customer service.

Ms. Reczko asked how many residents responded to the Neighbor Survey. Ms. Johnson replied that there were 631 total survey responses; however, the number of residents who responded to the question about a new City Hall was only a fraction of this number.

Mr. Walters requested clarification of the interest in accessibility, including whether this referred to access in reaching the facility itself or access once individuals are there. Ms. Johnson advised that this was open to interpretation, as responses were written in.

i. Reimagine City Hall Upcoming Workshop

Sheryl Dickey, president of Dickey Consulting, showed a PowerPoint presentation on the results of the April 2024 Reimagine City Hall workshop, which invited attendees to identify their priorities for a new facility. All items received at least one priority vote, with the most going toward design, architectural significance, and affordable housing. Other items included space allocation for City officials and staff, space for the public, amenities, service as a community resource, and accessibility. Financing opportunities were also addressed.

Ms. Dickey advised that these results provide more information regarding what the public meant by the term community resource, including examples such as exhibits by local artists, providing opportunities for collaboration, serving as a welcome center, and providing neighbor services, among others. There was also interest in ensuring the location is accessible, including free parking and provision of meeting place for City advisory boards.

Chair Mammano recalled that at the April workshop, it was noted that the federal courthouse is not an option for a new City Hall; however, there was no elaboration on this. Chair Mammano requested that this be discussed further.

Mr. Grabski arrived at 2:20 p.m.

Ms. Dickey continued that in terms of architectural significance, attendees had indicated that this included consideration of historic architecture, including in the

surrounding area, as well as creation of an attractive structure which is representative of the City. There was also a clear desire for City Staff to have dedicated space, including space for elected officials, ensuring security, and providing centralized administrative functions in one location. There was also interest in flexible community space, such as conference rooms, as well as space for historical exhibits or educational purposes and outdoor space.

Mr. LaBrie asked how the summary results slide was developed. Ms. Dickey explained that this was based on the responses from attendees. Yvette Matthews, Assistant Director of the Office of Management and Budget, further clarified that items with the highest number of dots placed by attendees were presented in priority order. Staff included information from the public survey as well as employee feedback.

Mr. LaBrie stated that more items were presented than were included on the summary slide, such as demographic information. Chair Mammano pointed out that the summary is not included to address attendee information, but to show the attendees' preferences. Mr. LaBrie asserted that this information only represents the residents who attended the April meeting, which he felt should be clarified in the summary.

Chair Mammano noted that information provided by City employees was also reflected in the summary, as some of the items were priorities for both groups. The intent was to show the existence of "synergy" between Staff's and the public's priorities.

Ms. Matthews advised that when the information is presented to the City Commission, it will be done in two different components: employee feedback from their survey and workshop, and public feedback and survey results. It will be simple to distinguish which responses came from the public and which came from the employees. It will also be possible to see which responses arose from workshop attendees and which came from public surveys.

Ms. Matthews also noted that not all items discussed by one set of respondents was also addressed by another, citing the City employees' interest in a wellness center as an example. This item was unique to the employees.

Chair Mammano congratulated Staff and the consulting team on their work on the Reimagine City Hall project.

Chair Mammano continued that she and Mr. Barnett had each drafted a document reflecting their thoughts on the process. Mr. Barnett explained that he had created an executive summary presentation, and briefly reviewed his document for the Committee. The summary document included the following:

- Recommendation of a new building
- Recommendation that the new facility be Downtown
- Estimated budgetary amount

- Information on design, amenities, and space allocation was gathered from the general public
- The reimagined facility should be a more collaborative space

Mr. Barnett continued that his summary also addressed general building design, amenities, and public feedback methodology based on the series of workshops. He added that his summary does not include discussion of location options, as these were not discussed in depth at the workshops or by the Committee.

Chair Mammano observed that the Committee could inform the Commission that its members had reached consensus that a centralized Downtown location was preferred. Mr. Barnett noted that his summary also recommended a Downtown location, with a building design that could withstand further severe rain events and can be as energy-efficient as possible. He again emphasized that no candidate locations have been discussed by the Committee.

Mr. LaBrie asserted that there was no discussion of resilience at the workshops or afterward by the Committee. Mr. Barnett pointed out that this component could be assumed due to the effects of severe weather on the previous facility. He continued that design would be driven by the location, and reviewed some of the priorities discussed for the new facility, including collaborative/meeting space for community or nonprofit organizations, as well as a “possible convention style” and adaptive technology.

Chair Mammano proposed that instead of following the organizational structure provided by Staff, which broke the discussion up into several categories, the Committee may instead wish to present their recommendations using a different approach. She explained that her summary document had listed a number of fundamental qualities the Commission should consider when making a final decision on a new City Hall. These qualities included:

- Accessibility and security
- Welcoming and engaging space
- Flexible and expandable
- Historic and educational
- Technologically advanced but “people-friendly”
- Recognizable and cost-effective

Mr. Barnett confirmed that these ideas are also reflected in his summary document.

Mr. LaBrie commented that when the Committee first undertook this effort, they were asked to identify and develop guiding principles for a new City Hall. He added that they should also make it clear to the Commission that the workshops and survey did not result in statistically significant information from the general public; however, based on the information the Committee members heard and the meetings and discussed among themselves, they had arrived at a number of recommendations.

Chair Mammano clarified that the Committee was originally asked to develop a set of principles for the Commission to consider when making a decision on a new facility. She concluded that she would consolidate the two documents before the Committee's May 20, 2024 special meeting and would send the results to Staff for dissemination to the other members, who may then provide Staff with their comments. The document would then be presented at the May 20 meeting for further discussion.

ii. Current Consent Order Update (Water Mapping Project)

Sylejman Ujkani, Program Manager for the Consent Order water mapping project, stated that the project was extended due to a protest received by the City's Procurement Department. The mapping project now has until the end of calendar year 2024 to reach completion. It is progressing well, with most of the field connections mapped and information uploaded to geographic information systems (GIS). The City is on track to include all of its assets in GIS and complete this Consent Order requirement.

Chair Mammano recalled that there were two separate Consent Orders, one of which addressed the City's water system and the other the sewer system. Mr. Ujkani explained that the water Consent Order included mapping of the City's water infrastructure and uploading it to GIS, which would allow the City to know the location of all assets and more easily address breaks.

Ms. Reczko asked how the mapping data was collected. Mr. Ujkani replied that the City is verifying all information they have on file and uploading it to GIS. As-built information, such as pipe size and material, will be linked to GIS as well.

Mr. Walters asked if the mapping will include links to information such as whether a specific pipe is out-of-date or in danger of breaking. Omar Castellon, Assistant Public Works Director (Engineering), advised that this may be part of the next phase of the project once mapping is complete; the state has not yet informed the City of what will be required of that next phase. Mr. Ujkani noted, however, that one aspect of the water Consent Order is a requirement that once the system has been mapped in GIS, it must be updated when new construction of projects is underway.

Mr. Castellon added that the mapping of the water system will be integrated into CityWorks, which is the City's asset management program. This will show information on when pipe was installed as well as its probability of breaking.

Ms. Reczko commented that it would be more efficient to collect as-built data when assets are opened for mapping rather than to look again at this data once the mapping is complete. Mr. Ujkani explained that there is a significant amount of infrastructure for which no information is on hand, even if as-built data is considered.

Chair Mammano suggested that once GIS mapping is complete, information associated with breaks should be overlaid onto that mapping, such as how many times a given pipe may have broken recently.

Public Works Director Alan Dodd explained that the goal of the mapping as part of the water Consent Order is to help ensure information is uploaded into CityWorks for asset management. This involves knowing the condition, age, and other key factors of infrastructure in order to be more proactive on the repair and/or replacement of assets. The City has over 400 miles of pipe that is more than 60 years old.

Chair Mammano stated that the Committee should know how much money is budgeted in the City's current Capital Improvement Program (CIP) toward new water pipes, as well as how pipes were prioritized within the CIP. Mr. Dodd advised that some pipes can be replaced more quickly than others if there is already a capital project in place for that location, as that project can be advanced. When other breaks occur, Staff is aware of the condition of most of the pipes in that area, and can determine how large an area they wish to replace at that time.

Mr. Barnett asked when the mapping project is expected to be complete. Mr. Ujkani reiterated that the deadline for compliance with the Consent Order is December 2024 and the project may be complete by September. The results of the mapping will be added into the CityWorks asset management program, which will provide predictions on when breaks may be likely to occur or when assets need to be replaced.

Mr. Dodd further clarified that while CityWorks is currently functional and usable, the data in this system is currently not 100% accurate, as it is based on historical records. This is the reason for more in-depth mapping of the full system. He estimated that 30% to 40% of what was previously included in mapping had "unknowns" associated with it.

Another aspect of CityWorks involves Staff reviewing the conditions of pipes when repairs are made and providing feedback. This is combined with the use of predictive software to identify where investments should be made.

The CityWorks team includes three to four positions and ties in with the Staff used to manage the software program. It will include information on water, stormwater, and wastewater, and Staff will work toward including all assets in the system, including treatment plants.

Chair Mammano asked how much of the current CIP is affected by the CityWorks program's predictive component. Mr. Dodd explained that CityWorks is not yet being used for asset management. He estimated that it may take one to two more years to build the program to a level where asset management can be done.

Ms. Reczko expressed concern that there should be more aggressive action planned within the CIP. Mr. Dodd pointed out that it is not possible to increase spending on I&I,

pipe replacement, and pump stations at the same time: the Department must balance these needs. Budgeting for one type of project will take money away from another project. In addition, a further spending increase will affect residents' service rates, as all of this funding cannot be provided through impact fees.

Mr. Walters requested additional information on wastewater capacity. Mr. Dodd replied that the overall capacity at the wastewater treatment plant was recently increased to 161.5 million gallons per day (MGD); however, within individual basins and stations, there may still be a need for greater capacity. When a capacity letter is provided in support of development, it will identify whether or not there is enough capacity at the plant as well as at the lift station, and may require that pipes need to be increased in size in some areas. The developer may be required to fund some of these increases in addition to impact fees. If this occurs, the value of this infrastructure work is deducted from the impact fees as required by state law.

3. New Business

i. Temporary Booster Chlorination Injection and Water Sampling

Garry Brandy of the Public Works Department provided an update on chlorination through temporary booster injections, including a map showing where booster injections have been necessary thus far in 2024. Not all of these injections have corresponded with breakages, as some were related to the replacement of valves and pipes or plant maintenance.

It was asked what happens if a contractor is responsible for a break. Mr. Brandy replied that the contractor is issued a service interruption cost.

Mr. Dodd added that when a booster injection is necessary, it is typically done at night and left in place for one to two hours before it is flushed out. The water is turned back on the next morning, which is followed by two days of testing.

Mr. Zeltman asked if there has been any consideration of placing chlorine injection stations at some of the outer areas of the system which are farther away from the plant. Mr. Brandy advised that this has been discussed internally, but Staff has opted for a type of flushing where chlorine is sent through the entire system via a series of events.

Mr. Dodd introduced Miguel Arroyo, who is responsible for the water and wastewater plants as well as the lab and SCADA process control engineers. Mr. Arroyo explained the chlorination process from the plant, including the required maximum and minimum thresholds. The plant's laboratory gathers approximately 30,000 samples per year, which are followed by roughly 100,000 individual tests. Every day, the raw water coming into the plant is also analyzed and tested. He reviewed other tests conducted by the laboratories.

Mr. Walters asked who is responsible for the chlorination following breaks in other municipalities that use Fort Lauderdale's water treatment system, such as Oakland Park. Mr. Brandy confirmed that this would be Oakland Park's responsibility, as they own their own infrastructure even though they purchase water from Fort Lauderdale. These municipalities are held accountable by the Florida Department of Environmental Protection (DEP) for maintaining their own systems.

Mr. LaBrie asked if the laboratory tests water from other municipalities or only from Fort Lauderdale. Mr. Arroyo replied that until recently, the lab tested water from large users, but determined that this was not in the City's best interests. Those communities are now responsible for testing their own samples.

Mr. Dodd added that testing is done on the farthest edges of the City, which means if chlorine levels drop between leaving the plant and reaching those areas, the settings may be adjusted to ensure that minimum chlorination requirements are met in those areas without exceeding levels when leaving the plant. This is also managed from the plant.

4. Public Works Update

i. CIP Financial Report

ii. Water & Sewer Breaks Report

It was noted that there were no breaks in April 2024.

5. General Discussion and Comments

i. Committee Members

Chair Mammano stated that she recently met with Kelly Hall, the Florida Department of Transportation (FDOT) engineer responsible for overseeing inspection and maintenance of state bridges. Ms. Hall is also in charge of inspection and reporting for City- and County-owned bridges. She had provided an overview of how these inspections are done, criteria for inspection, and consequences to the County or the City if FDOT's recommendations for repairs and/or maintenance are not met.

Chair Mammano concluded that once the Reimagine City Hall project is complete, it may be useful for the Committee to see a presentation on bridges.

Mr. LaBrie addressed the City Hall project, asking if there is consideration of moving some Departments, such as Building Services, from their current locations to a centralized City Hall location. Chair Mammano commented that ensuring the accessibility of City Hall does not necessarily mean bringing all Departments back to a

single building. Mr. Barnett added that his recommendation was for each City Department to make its own recommendation on the City Hall space they feel would be appropriate.

Chair Mammano noted that the Staff input portion of the City Hall discussion did not include any input from the City Manager and Department Managers. Mr. Dodd observed that he has consistently indicated that Public Works needs a dedicated space in which all of its employees can work collaboratively. He was in favor of establishing space for 100% in-office work, with the ability to work from home through technology if necessary.

Chair Mammano recalled that there had also been discussion of the need for Departments to collaborate with the City Attorney's Office, for example. Mr. Dodd stated that Public Works has one to two members of that Office with which they work regularly, and noted that proximity to Procurement and the Financial Department is also necessary at times. He reiterated that some face-to-face discussion is required for some aspects of work.

Mr. LaBrie asked if there are satellite locations for Public Works. Mr. Dodd explained that all office personnel are based in a single building, while some engineers work at the Department of Sustainable Development (DSD). Utility employees may work at various City plants.

Mr. Castellon reported that the lead testing results Mr. Zeltman had requested at a previous meeting have been posted. No lead was found in the samples.

ii. Public Comments

None.

6. Adjournment – NEXT SCHEDULED MEETING DATE: Monday, May 20, 2024 (Special Meeting)

There being no further business to come before the Committee at this time, the meeting was adjourned at 3:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



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SPECIAL MEETING MINUTES
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<u>January-December 2024</u>	<u>Attendance</u>
Marilyn Mammano, Chair	P
Peter Partington, Vice Chair	A
Gerald Angeli (arr. 2:15)	P
Gregory Barnett	P
Shane Grabski	A
James LaBrie	P
Michael Lambrechts	P
Marta Reczko	P
Roosevelt Walters	P
Ralph Zeltman	P

As of this date, there are 10 appointed members to the Committee, which means 6 would constitute a quorum.

Staff

Omar Castellon, Assistant Public Works Director – Engineering
Vicki Beauvais, Senior Administrative Assistant
Laura Reece, Acting Assistant City Manager
Yvette Matthews, Acting Director, Office of Management and Budget
Aricka Johnson, Structural Innovation Manager, Office of Management and Budget
J. Opperee, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

1. Call to Order

i. Roll Call

Chair Mammano called the meeting to order at 2:03 p.m. Roll was called and it was noted a quorum was present.

ii. Approval of Agenda

Motion made by Mr. Walters, seconded by Mr. Zeltman, to approve the Agenda. In a voice vote, the **motion** passed unanimously.

2. Old Business

i. ITFC Draft Recommendations

Chair Mammano advised that the Committee will deliver its recommendations to the City Commission at a joint meeting scheduled for June 4, 2024. The members' backup materials for today's meeting included draft documents for review.

The Committee members reviewed the drafts, with Mr. LaBrie stating that he had borrowed from the documents provided at previous meetings to craft an introduction, four to six guiding principles, and four recommendations to be provided to the City Commission. Each recommendation included information from the community workshops which he felt was important. It also included information from the survey filled out by City employees, as well as a conclusion.

Mr. LaBrie added that the public's attendance at the workshops did not statistically represent any of the City's districts.

Chair Mammano advised that she had re-listened to portions of the public workshops, at which it was made clear that the City Commission wanted this process to determine guiding principles without becoming bogged down in minutiae. She acknowledged City Staff's public outreach efforts, suggesting that once the former City Hall building has been demolished, the public may take a greater interest in the process.

Chair Mammano noted that both she and Mr. LaBrie had broken down their reports into four to six guiding principles, and requested additional feedback from the Committee members on how to move forward.

Mr. Zeltman commented that the report should include consideration of civil and structural engineering principles in light of the issues experienced by former City Hall buildings, including the April 2023 severe rain event which contributed to the instability of the existing building. He also recommended that the inspection periods for a new City Hall should be increased. Chair Mammano pointed out, however, that an engineering component is a basic requirement rather than a guiding principle. While she understood Mr. Zeltman's concern, she was not certain that it was part of what the City Commission had asked the Committee to do.

Mr. Angeli arrived at 2:15 p.m.

The Committee members discussed the guiding principles proposed as bullet points, which included the following characteristics of a new City Hall:

- Welcoming and engaging
- Accessible and secure
- Flexible and expandable
- Historic and educational
- “High-tech” but people-friendly
- Recognizable but cost-effective

Chair Mammano noted that her document included a historical and educational principle. Mr. LaBrie pointed out that this may be more of an amenity than a guiding principle. He also recommended against listing technology as a separate principle.

Chair Mammano recalled that both the public and some Committee members had acknowledged the importance of artificial intelligence (AI) and technology; however, she noted that these are more accurately used to augment human functions and interaction than to replace them. Mr. LaBrie characterized AI and technology as tools for this purpose.

Mr. Angeli advised that the new structure should be a “smart building” with a demeanor and strategy that reflect the City and its various communities. Mr. Barnett addressed the historical and educational aspect, proposing that the facility could include a showcase for art, history, and educational opportunities, which would be included under amenities for both the general public and City Staff.

Chair Mammano continued that the reintegration of City Departments into a new City Hall was not what the Committee had been asked to consider, but was more accurately a function of the City Commission and City Manager. The Committee agreed with this by consensus.

The members further discussed the space required for City Departments in light of changing work environments, including flexible work space, AI, and telecommuting. Space would be needed for Departments which regularly collaborate on City needs, including the City Manager and City Attorney. It was determined that while this is an important consideration and should be mentioned, it would not be one of the guiding principles, but could be included under amenities for Staff and the public.

Ms. Reczko proposed separating “recognizable” from “cost-effective,” as one refers to the architecture of the structure, while the other addresses its financing.

The members discussed the “flexible and expandable” principle further, determining that this would be changed to “functional and efficient.” One of the components of this principle could refer to flexibility and expandability as based on need.

Chair Mammano reviewed the proposed guiding principles following the Committee’s discussion:

- Welcoming and engaging

- Accessible and secure
- Functional, efficient, and resilient
- Includes amenities for the public and staff
- Showcase for art, history, and education
- Recognizable
- Cost-effective

Each principle was discussed further, including the following:

- Welcoming/engaging: including open space without making the building a destination; available parking for the public; easily recognizable as City Hall
- Accessible/secure: centrally located, near public transit
- Amenities: possibly including consideration of a wellness center and a kitchen/break room area for Staff; additional options may include consideration of a cafeteria or coffee shop; business/nonprofit space available for affordable rental; free meeting space for community organizations
- Showcase for art/history/education: both permanent and rotating exhibit space
- Cost-effective: affordable cost to residents through financing; potential cost-sharing with other entities
- Functional/efficient/resilient: energy-efficient and/or Leadership in Energy and Environmental Design (LEED) -certified design; resilient structural design which can withstand hurricane and flood conditions; emergency generators; backup location for servers; “smart building;” City Staff work areas physically separate from public spaces; flexible/expandable work space; meeting space for City officials and residents as well as for communities

It was determined that the principle of a recognizable building would be incorporated into the first principle of a welcoming and engaging facility.

Laura Reece, Acting Assistant City Manager, addressed cost-effectiveness, stating that this typically includes the best economic choices for the building. Staff used \$200 million as a “placeholder” figure for a new facility based on magnitude estimates for a joint City/County government complex that did not come to fruition.

Ms. Reece continued that another consideration in this category would be reuse of the existing City Hall property. Chair Mammano asserted that while this may be an easy decision, it is not necessarily cost-effective.

Ms. Reece recalled that during the public engagement workshops, the community responses indicated that “cost-effective” meant there may be revenue generated by non-City entities on the site. It also meant the City should explore grant options and the least expensive financing available.

Mr. Walters commented that it may be difficult to find private entities that are interested in renting space at City Hall. Ms. Reece noted that other quasi-governmental organizations may be interested in partnering with City Hall.

Chair Mammano concluded that the body of the document will be an executive summary, with an introduction including background information on the Committee's charge and processes as well.

It was determined that the Chair would compile the document and provide it to Staff for dissemination to the members and further review at the June 3, 2024 Committee meeting. The draft document must be provided to Staff no later than May 28, 2024 in order for it to be included on the Commission's next Agenda.

Ms. Reece asked if the Committee would like Staff to add a presentation to the Commission on the guiding principles as well. Chair Mammano recommended against this, stating that the Committee's recommendations are intended to be an independent document. Staff may partner with the City Manager to determine if an additional presentation is needed on the public workshops.

The Committee's joint meeting with the City Commission is scheduled for 11:30 a.m. on Tuesday, June 4, 2024.

3. New Business

Mr. Barnett emphasized the importance of the CityWorks database which is being compiled for the City's water and sewer infrastructure, and requested that the Committee hear regular quarterly reports on this process. Omar Castellon, Assistant Public Works Director (Engineering), stated that once all information has been gathered, it will be entered into the CityWorks system.

The Committee also discussed whether or not to meet during the month of July, as the City Commission is in recess for part of that month.

Motion made by Mr. LaBrie, seconded by Mr. Walters, to take a break in July. In a voice vote, the **motion** passed unanimously.

4. Public Works Update

None.

5. General Discussion and Comments

i. Committee Members

Chair Mammano requested clarification of drilling done on 17th Street, 15th Avenue, and other locations throughout the City by Keith Engineering. Mr. Castellon replied that he would look into this further.

ii. Public Comments

Norby Belz, member of the public, advised that he had participated in all of the public meetings regarding City Hall. He noted that LEED certification is not a requirement for City buildings in Fort Lauderdale, but recommended that this be considered further as a guiding principle due to the effects of climate change. He concluded that the City should seek to reach a net negative energy efficiency score regarding the sustainability of buildings.

6. Adjournment – NEXT SCHEDULED MEETING DATE: June 3, 2024

There being no further business to come before the Committee at this time, the meeting was adjourned at 3:42 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

Draft
“Reimagining City Hall “
Report of the Infrastructure Task Force Advisory Committee
to the Fort Lauderdale City Commission
June 4, 2024

Introduction

In August 2023 the Infrastructure Task Force Advisory Committee (ITFAC) was asked by the Fort Lauderdale City Commission to help them, “find a path forward to replace City Hall”. After the unprecedented flood of April 2023, the existing city hall was damaged beyond repair and will be demolished this summer. The Commission asked us for two things: recommend principles for them to consider when deciding on a new city hall and gather public input. To do that we embarked on a joint project with city staff and a consultant to “Reimagine City Hall”.

As part of our work, we did an extensive public outreach. The City Office of Management and Budget, the Strategic Communications Office and Dickey Consulting helped us design this effort. Information was presented to the public in mailings, email notices, surveys, and on social media. A dedicated City website was created to solicit, publish, and document all of the public input. Five workshops were held, one in each Commission District. ITFAC Meetings, where we discussed the result of each workshop, were live streamed and viewed by many people. We are grateful to all of them for their assistance. And we are especially grateful to the people who attended and participated in the workshops. While they represented a statistically small portion of the city’s residents, they were enthusiastic and engaged. Documentation of the public outreach effort is available in a separate report.

Executive Summary

Having been informed by the public input and our own discussions we submit this report. We are mindful that the city is planning for a facility for the next 50 years and it will not be like the one that served us for the last 50. It would be presumptuous to assume that anyone can accurately predict the nature of work in the next fifty years. We are not engaged in site selection, programing, and building

design. However, “principles” are enduring. They are the “fundamental quality or attribute determining the nature of something”. This something is the new City Hall, and we recommend that it be:

1. Welcoming and Engaging

The building should be recognizable and inviting. Interaction between the public and elected representatives should be transparent.

- *Extensive use of glass and architectural elements to invite people in
- *AI to generate helpful material and educate but not replace people
- *Available space for Advisory Boards and civic associations.
- *Space for Ceremonies and public engagement
- *Architecturally recognizable but cost effective.

2. Accessible and Secure

The building should be centrally located in downtown with ample parking and access to public transit. Security should be evident but not overwhelming.

- *Downtown prominent location is preferred
- *Free and abundant public parking
- *Clear separation between public areas and staff
- *Open space integrated into the design but not a destination

3. Amenable for the Public and Staff

The public should have amenities that increase their enjoyment of and interaction with city hall. The staff should have amenities that contribute to their well-being and productive work environment.

- *Provide open space and native plants
- *Amenities for the public make it a pleasure to be in city hall
- *Include a wellness center for staff
- *Easy for the public to participate i.e., food and childcare

4. A Showcase of History Art and Civic Engagement

The new city hall should be a showcase for Fort Lauderdale history and local artists as well as be used as a space for civic engagement.

- *Permanent exhibit of the history of Fort Lauderdale
- *Permanent revolving artist gallery

- *Engage youth and public in civic engagement.
- *Space available for nonprofits to hold events.
- *Space available for public education and student engagement.
- *Foster economic development i.e., business incubator

5. Cost Effective

The building should be architecturally recognizable but cost effective. All avenues to reduce the cost of the building should be explored.

- *Pursue all grant opportunities.
- *Consider soliciting P3 partners.
- *If doing an RFP go Design/Build
- *Consider generating income from co-workspaces, vendors.
- *Consider selling the current site and relocating if cost effective.
- *Consider consolidation and selling other city buildings.
- *Consider renovating the Federal Court House
- *Consider renting and not making a long-term commitment.

6. Functional and Efficient

The building should be future oriented using the latest in technology and be capable of adapting to future needs.

- *Flexible workspaces for staff that can be rearranged.
- *Incorporate technology to allow for hybrid home/office work
- *Expandable for a growing work force or unanticipated technologies
- *Protected infrastructure for communication systems
- *Redundant systems

7. Resilient and Innovative

Smart building technology should be used to strive for net zero operation. The building should set a standard for new development in the city.

- *Designed to withstand hurricanes.
- *The building should be LEED Certified
- *Smart building technology to save/produce energy
- *AI should augment but not substitute for human interaction.

Conclusion

An important challenge we face is fostering stronger relationships between residents, neighborhoods, and local government. We believe that by following these principles, the city can meet this challenge. We imagine a new City Hall as a place that residents enjoy coming to, where they engage cooperatively with each other and participate with their elected representatives for the betterment of the city. The ITFAC recommends that the conversation continue. As the city begins the site selection process and develops the building program additional opportunities for public input should be provided.

Respectfully submitted,

Marilyn Mammano, Chair
Peter Partington, Vice Chair
Gerald Angeli
Gregory Barnett
Shane Grabski
James LaBrie
Michael Lambrechts
Marta Reczko
Roosevelt Walters
Ralph Zeltman

**Water & Sewer Bond Expenditures Summary
as of 05/22/2024**

Bond Funded Projects by Category	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
Finance	23,595,311	21,861,079	93%	-	933,486	800,746
Fiveash Upgrades	24,194,845	10,763,955	44%	(658,000)	4,429,741	9,659,148
GTL Upgrades	15,527,725	568,856	4%	1	4,358,346	10,600,523
I&I	40,619,275	15,169,814	37%	181,123	120,827	25,147,511
Master Plan/Report	2,109,625	1,492,823	71%	-	430,444	186,357
Peele Dixie Upgrades	163,133	97,125	60%	-	-	66,008
Sewer Basin	1,821,149	1,381,838	76%	103,775	29	335,508
Sewer Force main	251,975,956	87,467,029	35%	-	84,608,499	79,900,428
Watermain	37,353,901	20,189,966	54%	-	391,093	16,772,842
Grand Total	397,360,920	158,992,486	40%	(373,101)	95,272,464	143,469,071

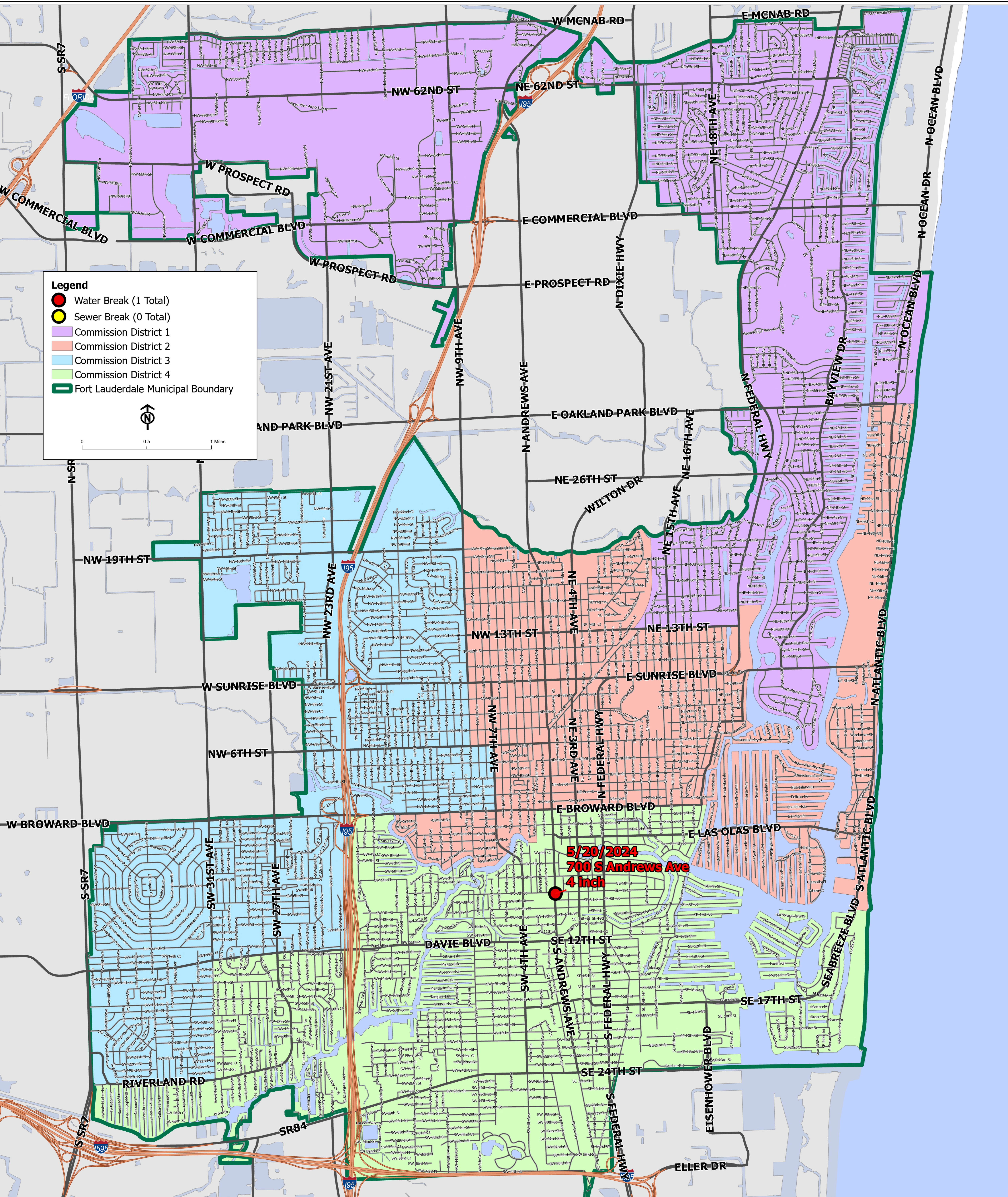
Index Code / Project Title	Category	Project Status	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
FD495.01 WATER & SEWER MASTER PLAN 2017	Finance	Implementation	21,611,457	19,992,301	93%	0	906,029	713,127
FD496.01 WATER & SEWER REGIONAL MASTER PLAN 2017	Finance	Implementation	1,983,854	1,868,778	94%	0	27,457	87,619
P10814.495 CENTRAL NEW RIVER W/MAIN RIVER CROSSING	Watermain	Construction	1,364,926	1,033,242	76%	0	204,780	126,903
P10850.495 VICTORIA PARK A NORTH-SMALL WATERMAINS	Watermain	Warranty	4,435,773	4,434,668	100%	0	0	1,105
P11080.495 PORT CONDO SMALL WATER MAIN IMPROVEMENTS	Watermain	Close-Out	932,320	915,442	98%	0	0	16,878
P11465.495 17TH ST CAUSEWAY - LARGE WATER MAIN REPLACEMENT	Watermain	Design	5,205,708	0	-	0	0	5,205,708
P11563.495 VICTORIA PARK SEWER BASIN A-19 REHAB	I&I	Design	5,832,153	5,783,483	99%	53,558	6	-4,895
P11566.495 RIO VISTA SEWER BASIN D-43 REHAB	I&I	Design	4,268,936	4,268,921	100%	0	14	1
P11589.495 FIVEASH WTP DISINFECTION IMPROVEMENTS	Fiveash Upgrades	Construction	15,915,533	2,740,877	17%	-658,000	4,359,041	9,473,616
P11887.495 NW SECOND AVE TANK RESTORATION	Fiveash Upgrades	Construction	40,000	0	-	0	40,000	0
P11901.495 VICTORIA PK STH SM WATERMAINS IMPROVEMNT	Watermain	Warranty	5,149,658	5,142,772	100%	0	0	6,886
P11991.495 DOWNTOWN SEWER BASIN PS A-7 REHABILITATION	I&I	Design	2,000,000	298,587	15%	127,565	0	1,573,848
P12049.495 FLAGLER HEIGHTS SWR BASIN A-21 LATERALS	I&I	Construction	1,318,983	935,360	71%	0	120,794	262,829
P12055.495 BASIN A-18 SANITARY SWR COLL SYSTM REHAB	I&I	Design	3,883,475	3,883,462	100%	0	13	0
P12133.495 PUMP STN A-13 REDIRECTION E OF FEDERAL	Sewer Force main	Complete	478,014	478,014	100%	0	0	0
P12180.495 CROISSANT PARK SMALL WATER MAINS	Watermain	Complete	2,822,718	2,822,718	100%	0	0	0
P12184.495 DAVIE BLVD 18" WM ABAN I-95 TO SW 9 AVE	Watermain	Hold	297,692	297,692	100%	0	0	0
P12202.495 LIFT STATN D-11 FLOW ANALYSIS & REDESIGN	Sewer Basin	Complete	1,224,358	1,224,358	100%	0	0	0
P12214.495 INFILTRATION AND INFLOW PROGRAM	I&I	Master Plan & Report	23,315,728	0	-	0	0	23,315,728
P12319.495 EMERG REPAIR 30" FM - REPUMP TO GTL WWTP	Sewer Force main	Complete	2,697,299	2,697,299	100%	0	0	0
P12352.495 S MIDDLE RIVER FORCE MAIN RIVER CROSSING	Sewer Force main	Finance	609,000	609,000	100%	0	0	0
P12367.495 ASSET MANAGEMENT & CMOM PROGRAMS	Master Plan/Report	Project Initiation Planning	0	0	-	0	0	0
P12367.496 ASSET MANAGEMENT & CMOM PROGRAMS	Master Plan/Report	Project Initiation Planning	0	0	-	0	0	0
P12368.495 SEWER CAPACITY ANLY FOR GRAVITY & FM	Master Plan/Report	Project Initiation Planning	0	0	-	0	0	0
P12368.496 SEWER CAPACITY ANLY FOR GRAVITY & FM	Master Plan/Report	Project Initiation Planning	0	0	-	0	0	0
P12375.495 PROG MGMT OF CONSENT ORDER PROJECTS	Master Plan/Report	Project Initiation Planning	1,462,500	1,031,951	71%	0	428,254	2,295
P12375.496 PROG MGMT OF CONSENT ORDER PROJECTS	Master Plan/Report	Project Initiation Planning	115,000	112,579	98%	0	2,190	230
P12383.495 NE 25TH AVE FORCE MAIN REPLACEMENT	Sewer Force main	Design	12,889,764	384,351	3%	0	6,201,438	6,303,976
P12383.496 NE 25TH AVE FORCE MAIN REPLACEMENT	Sewer Force main	Design	5,642,266	1,345,413	24%	0	4,290,181	6,672
P12384.496 NE 38TH ST 42" FM & NE 19TH AV 24" FM	Sewer Force main	Project Initiation Planning	31,189,144	1,977,698	6%	0	28,539,549	671,897
P12385.496 SE 10TH AV 48" FM REPL & 36" BYPASS	Sewer Force main	Cancelled	18,326	18,326	100%	0	0	0
P12386.496 54" FM RPL SE 9TH/10TH AV & NEW PARALLEL	Sewer Force main	Cancelled	6,072	6,072	100%	0	0	0
P12387.496 EFFLUENT MAIN REHABILITATION	Sewer Force main	Design	49,274,618	1,939,710	4%	0	45,059,467	2,275,441
P12388.495 NE 13TH ST 24" FORCE MAIN REPLACEMENT	Sewer Force main	Warranty	3,313,090	3,025,556	91%	0	0	287,534
P12389.495 18" FM RPL ACROSS NEW RVR FRM 9TH/ BIRCH	Sewer Force main	Complete	2,112,550	2,105,749	100%	0	0	6,801
P12390.495 16" FM ALONG LAS OLAS BLVD PHASE 2	Sewer Force main	Complete	2,410,943	2,410,943	100%	0	0	0

Index Code / Project Title	Category	Project Status	Budget	Actuals	% Spent to Date	Commitments	Encumbrances	Remaining Balance
P12391.495 BERMUDA RIVIERA SML WTRMN IMPROVEMENTS	Watermain	Complete	4,424,433	4,424,433	100%	0	0	0
P12393.495 FIVEASH ELEC SYSTM REPLACEMENT (2015-20)	Fiveash Upgrades	Design	256,828	37,521	15%	0	0	219,307
P12395.495 PEELE DIXIE ELECTRICAL STUDIES	Peele Dixie Upgrades	Master Plan & Report	63,133	63,133	100%	0	0	0
P12396.495 PEELE DIXIE SURGE PROTECTION UPGRADES	Peele Dixie Upgrades	Construction	100,000	33,992	34%	0	0	66,008
P12399.495 FIVEASH WTP PCCP REPLACEMENT	Fiveash Upgrades	Complete	33,511	30,379	91%	0	0	3,132
P12400.495 PROSPECT WELLFIELD ELC STUDIES & TESTING	Master Plan/Report	Project Initiation Planning	185,000	1,168	1%	0	0	183,832
P12402.495 PEELE DIXIE WELLFIELD ELC STUD & TESTING	Master Plan/Report	Complete	47,670	47,670	100%	0	0	0
P12404.495 EXCAVATE & DISPOSE OF DRY LIME SLUDGE	Fiveash Upgrades	Warranty	4,228,973	4,228,973	100%	0	0	0
P12406.496 REDUNDANT FORCE MAIN FROM B-REPUMP	Sewer Force main	Cancelled	10,377	10,377	100%	0	0	0
P12407.495 SUBACQUEOUS FM CROSSING REINSTATEMENT	Sewer Force main	Cancelled	0	0	-	0	0	0
P12410.495 PUMP STATION C-1 REPLACEMENT	Sewer Force main	Project Initiation Planning	620,000	45,791	7%	0	0	574,209
P12412.495 PUMP STATIONS A-16 UPGRADE	Sewer Force main	Construction	3,000,000	3,012,857	100%	0	40,938	-53,795
P12413.495 FM FROM PUMP STN D-35 TO D-36 UPSIZE	Sewer Force main	Complete	517,445	517,445	100%	0	0	0
P12414.495 GRAVITY PIPE IMPV TO DWNTWN COL SYSTM	Sewer Force main	Hold	3,335,370	193,227	6%	0	0	3,142,143
P12415.495 PUMP STATION A-7 UPGRADE	Sewer Force main	Close-Out	2,396,575	2,396,575	100%	0	0	0
P12418.495 WTR & W/WTR D & C SYSTEM MAPPING	Master Plan/Report	Project Initiation Planning	0	0	-	0	0	0
P12419.495 FORCE MAIN ASSESSMENT	Master Plan/Report	Complete	0	0	-	0	0	0
P12419.496 FORCE MAIN ASSESSMENT	Master Plan/Report	Complete	0	0	-	0	0	0
P12456.495 SEWER BASIN D-40 REHAB	Sewer Basin	Design	169,237	65,031	38%	103,775	29	403
P12462.495 CORAL RIDGE SMALL WATERMAIN IMPROVEMENTS	Watermain	Hold	4,936,912	0	-	0	0	4,936,912
P12463.495 CORAL SHORES SML WATERMAIN IMPROVEMENTS	Watermain	Warranty	1,118,998	1,118,998	100%	0	0	0
P12485.495 FIVEASH WTP FILTERS REHABILITATION	Fiveash Upgrades	Construction	3,720,000	3,726,205	100%	0	30,701	-36,906
P12528.496 GTL CHLORINE FLASH MIX REMODEL	GTL Upgrades	Construction	1,527,725	125,929	8%	0	1,401,613	183
P12529.496 EFFLUENT PMP STNBY GENERATOR & ADMIN BLD	GTL Upgrades	Design	14,000,000	442,927	3%	1	2,956,733	10,600,339
P12566.496 REDUNDANT SEWER FM NORTH TO GTL WWTP	Sewer Force main	Complete	25,225,638	25,203,118	100%	0	0	22,520
P12567.496 REDUNDANT SEWER FM SOUTH TO GTL WWTP	Sewer Force main	Close-Out	33,722,015	33,722,015	100%	0	0	0
P12569.495 NE 5TH STREET FORCE MAIN IMPROVEMENT	Sewer Force main	Complete	1,928,910	1,928,910	100%	0	0	0
P12570.495 36TH STREET FORCE MAIN IMPROVEMENT	Watermain	Complete	0	0	-	0	0	0
P12605.495 NEW PUMPING STATION FLAGLER VILLAGE A-24	Sewer Force main	Construction	681,244	663,293	97%	0	15,572	2,379
P12608.495 TRIPLEX PUMPING STATION FLAGLER VILLAGE A-24	Sewer Force main	Design	13,441,549	167,614	1%	0	82,047	13,191,888
P12618.495 DOLPHIN ISLES B-14 SEWER BASIN REHAB	Sewer Basin	Project Initiation Planning	427,555	92,450	22%	0	0	335,105
P12619.495 BAYVIEW DR 16" FM TO PUMP STATION B-14	Sewer Force main	Design	2,530,000	95,579	4%	0	81,528	2,352,892
P12620.495 LAS OLAS MARINA PUMP STATION D-31	Sewer Force main	Construction	2,500,000	2,202,221	88%	0	297,779	0
P12628.495 INTERLOCAL AGREEMENT WITH POMPANO BEACH	Master Plan/Report	Project Initiation Planning	299,455	299,455	100%	0	0	0
P12731.495 GRAVITY SWR RPR BAYVIEW FRM 36 TO 40 ST	Sewer Force main	Warranty	309,875	309,875	100%	0	0	0
P12799.496 REHABILITATION/REPLACEMENT OF 48 TO 54-INCH FORCE MAIN	Sewer Force main	Bidding	51,115,872	0	-	0	0	51,115,872
P12803.495 POINSETTIA DR SMALL WATERMAIN IMPROVEMENTS	Watermain	Project Initiation Planning	186,313	0	-	0	186,313	0
P12827.495 SMALL WATER MAIN REPLACEMENT - SW 31ST AVENUE	Watermain	Project Initiation Planning	3,858,449	0	-	0	0	3,858,449
P12831.495 PUMP STATION A-7 REDUNDANT FORCEMAIN	Watermain	Project Initiation Planning	2,620,000	0	-	0	0	2,620,000
Totals			397,360,920	158,992,486	40%	-373,101	95,272,464	143,469,071

The commitment column is a new field in the City's Financial system and is used for the be bid purchase orders that are necessary for our consultants and construction contracts as well as Purchase Orders that are currently in process of being executed

FY 2024 Water & Sewer Expansion Impact Fees
May 22, 2024

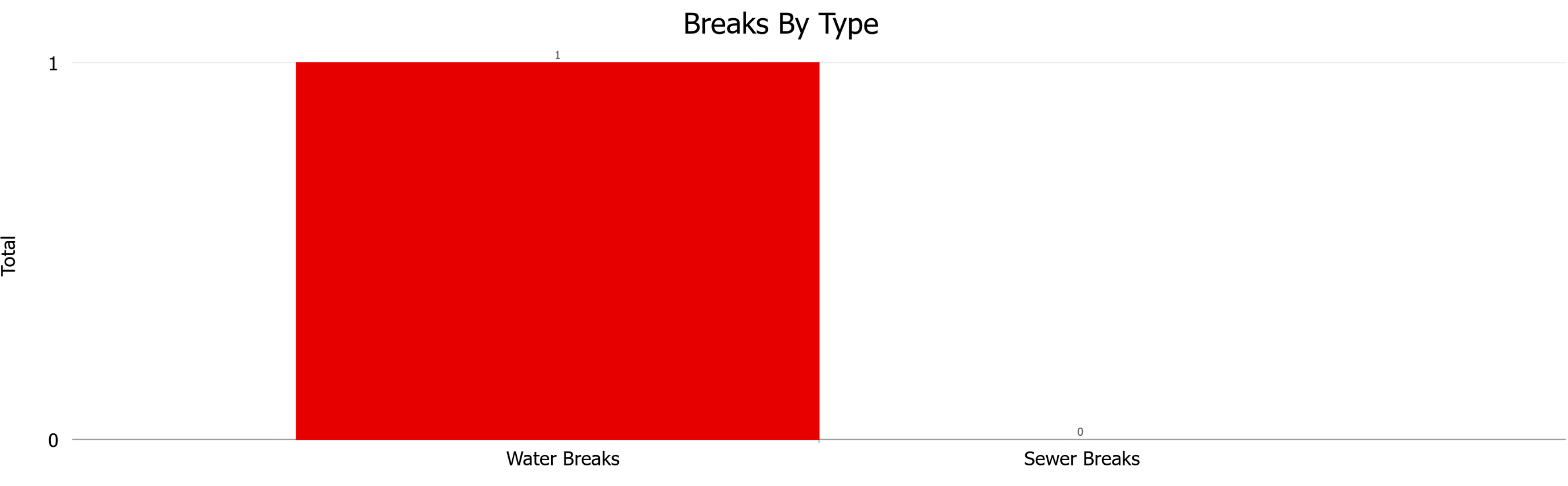
FY 2023 (Revenue (Posted as of 03.20.2024))	Fiscal Month 1 (Oct. 2023)	Fiscal Month 2 (Nov. 2023)	Fiscal Month 3 (Dec. 2023)	Fiscal Month 4 (Jan. 2024)	Fiscal Month 5 (Feb. 2024)	Fiscal Month 6 (Mar. 2024)	Fiscal Month 7 (Apr. 2024)	Fiscal Month 8 (May 2024)	Fiscal Month 9 (June 2024)	Fiscal Month 10 (July 2024)	Fiscal Month 11 (August 2023)	Fiscal Month 12 (September 2024)	Year-to-Date Total
FD452.01 WATER EXPANSION/ IMPACT FEE CONSTRUCTION	111,246	60,180	40,608	28,305	56,404	133,625	164,743	57,906	-	-	-	-	653,017
324-210 (B251) W&S IMPACT FEES - RESIDENTIAL	13,839	9,885	9,885	20,759	33,609	91,931	16,805	25,701					222,413
324-220 (B252) W&S IMPACT FEES - COMMERCIAL	97,407	50,295	30,723	7,546	22,795	41,695	147,939	32,205					430,604
FD453.01 SEWER EXPANSION/ IMPACT FEE CONSTRUCTION	115,547	57,471	38,780	27,031	381,211	129,498	157,331	55,300	-	-	-	-	962,166
324-210 (B251) W&S IMPACT FEES - RESIDENTIAL	13,216	9,440	9,440	19,824	32,096	89,680	16,048	24,544					214,288
324-220 (B252) W&S IMPACT FEES - COMMERCIAL	102,331	48,031	29,340	7,207	349,115	39,818	141,283	30,756					747,878
324-220 (N963) IMPACT FEES - SEWER	-	-	-	-	-	-	-	-					-
TOTAL	226,793	117,651	79,387.10	55,335	437,614	263,123	322,074	113,206	-	-	-	-	1,615,183



Legend

- Water Break (1 Total)
- Sewer Break (0 Total)
- Commission District 1
- Commission District 2
- Commission District 3
- Commission District 4
- Fort Lauderdale Municipal Boundary

0 0.5 1 Miles



Water Distribution Breaks

Date of Break/PBWN	Q-Alert	Address	Type	Size	Material	Cause	PBWN Issued?	Impacted Properties
5/20/2024	16650441	700 S Andrews Ave	Water Main	4 inch		EMERGENCY REPAIR		

No Sewer Main Breaks