

**CITY OF PORT ST. LUCIE
CITY COUNCIL SPECIAL MEETING MINUTES
JULY 19, 2012**

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was reconvened by Mayor Faiella on July 19, 2012, at 1:30 p.m., at Port St. Lucie Community Center, 2195 SE Airoso Boulevard, Port St. Lucie, Florida.

1. MEETING CALLED TO ORDER

2. ROLL CALL

Council Members

Present:

Mayor JoAnn M. Faiella
Vice Mayor Linda Bartz
Councilwoman Michelle Lee Berger
Councilman Jack Kelly
Councilwoman Shannon M. Martin

Others Present:

Gregory J. Oravec, City Manager
Roger G. Orr, City Attorney
James Angstadt, Acting Assistant City
Engineer
John A. Bolduc, Acting Police Chief
Pam E. Booker, Senior Assistant City
Attorney
Anne M. Cox, Assistant Planning &
Zoning Director
Edward Cunningham, Communications Director
Joel A. Dramis, Building Code Administrator
Edwin M. Fry, Jr., Finance Director/
Treasurer
Daniel Holbrook, Planning and Zoning
Director
William Jones, MIS Director
Edie Majewski, Project Coordinator
Renee Major, Risk Management Director
Jesus Merejo, Utility Systems Director
Craig Novick
Karen A. Phillips, City Clerk
David K. Pollard, OMB Director
Patricia R. Roebing, City Engineer
Donna Rhoden, Utilities Manager
Patricia Selmer, Acting Community Services

Director
Leslie Sparks, Employee Clinic
Tonya Taylor, Facilities Administrator
William B. Vega, Jr., Acting Assistant
Police Chief
Susan Williams, Human Resources Director
Margie L. Wilson, Deputy City Clerk

CODE COMPLIANCE UPDATE

Mr. Dramis said, "I'm here to provide you an update on the results of the transition of Code Enforcement to the Building Department. We have determined that compliance with City Codes and ordinances should not and cannot be a function of only one department, division, or group of employees. Code compliance is the responsibility of every employee. The information contained in this presentation will validate that Code compliance is achieved through cooperation, communication, and education. The merger of the Building Department and the Code Enforcement Division was carried out in January 2012. We re-evaluated the procedures of Code Enforcement. The Building Department, Business Tax, and Code Enforcement employees' responsibilities were all modified. We came up with a mission statement that Code Compliance is to enforce the Codes of the City in order to protect the health, safety, and welfare of the community, and where violations occur, to work with citizens to achieve compliance through an efficient and fair process. One of the key words we will focus on is compliance with Codes, shifted from enforcement of Codes. The paradigm is to strive for compliance rather than enforcement. In the process of changing the name, we have changed the name of the officers to Code Compliance Specialists. We have also replaced their vehicle identification. We have replaced their police style uniforms with polo shirts and slacks. We have included professional dress shirts for hearings, meetings, and presentations. We have eliminated the police badges, combat batons, police radios, utility belts, and mace. They have new identification badges. We have increased training and education. Code Compliance is no longer located on Biltmore Street. The new location is Building B of the City Hall Complex."

Mr. Dramis said, "I'll focus on some of the most common Code violations. (Clerk's Note: Mr. Dramis showed several before and after photos.) The first is outside storage. Another issue is tall grass and weeds. They grow and get noticed, and then they are reported and corrected. The next issue is trash and debris, which seems to pop up overnight. The next most common violation

is inoperable vehicles. This was discussed quite a bit at the last Council Retreat. The focus here is primarily on residential properties. However, we have discovered that our commercial areas are in need of attention. They seem to become more like dumping sites than commercial places to attract business. Another issue we have had to deal with since January is blight on the roadways. Prior to January 2012 we had about 700 banners and 800 stick-in signs throughout the City. They were stuck in trees, on parcels, and on City property in the easements. We pick these up day and night. You can see the difference on roadways where one side is county and one is City."

Mr. Dramis continued, "Along with the physical transition of Code Compliance we have also examined the origination of the cases. There is a large increase in the number of cases handled. We record the number of call-in complaints. In summer they increase, generally because of tall grass and weeds. We are also tracking the number of e-mail complaints. We looked at the staffing. There were a number of positions lost in the transition. We were at 13 prior to January 2012. We are down to eight. Even though staffing went down, productivity went up. It's not where we want it to be, but it's close. We are recording the activity per field employee. In the past there would be up to three follow-ups per case. Part of the issue was that we didn't have enough communication. The communication wasn't proper, and the enforcement action was more to find a violation, send a letter, and go back to the property four or five times until it is in compliance. The new function of the division is that the specialist will knock on the door, talk to the violator and tell them what the violation is, and ask them how much time they need to correct it. At most they now go back two times on a case. That allows them to spend more time viewing more properties and bringing them into compliance. We record citations and parking tickets. There was a significant increase this year, but it dropped off in June because we are bogged down with tall grass and weed complaints. We have also spent a lot of time in the commercial areas talking with the owners and landlords to curb illegal parking. We also conduct Code compliance sweeps, aka blight flights. These are sweeps through concentrated areas. We concentrate the efforts of all department resources into one neighborhood or section of the City with the goal of achieving compliance. It is a property by property visual observation from the street to identify Code violations. It is conducted with all Code Specialists and Building Department staff. The Police Department participates, as does Public Works. We brought in Waste Pro to assist in the removal of large items. To save manpower we are now pre-empting our

blight flights by sending a letter or postcard to all properties within a focus zone. It educates the occupant or owner as to the conditions that are not allowed per City ordinance. It also informs them of a future date when the department will conduct a sweep. We also give them contact numbers for questions or concerns. We have statistics from the first four blight flights. In the Parks Edge area over 1,200 properties were done in about five hours. There is about a 98% compliance rate. In the Lyngate area about 300 cases were opened; they are all in compliance. Floresta Pines is about 98% compliant. We went into the commercial areas of Village Green. We have a little different tactics there, but we're getting about the same results."

Mr. Dramis said, "We have made some observations through the sweeps. A vast percentage of residents really want to comply with the Code. It eliminates any finger pointing in the neighborhoods. The difference in some areas is almost night and day. It is education and cooperation versus hearings and fines. It's cheaper to ask someone to comply rather than send them to a hearing. Fewer resources are consumed for a higher rate of compliance. There is cooperation between multiple City departments, and there is new communication between residents and Code Compliance. The long term goals are a cleaner City, higher property values, more efficient government, and making Port St. Lucie a destination for residency and business. The first impression is the lasting impression. The last thing we want is for people to see garbage on the roadways, trash and debris, and all sorts of junk vehicles."

Mr. Dramis said, "We also took on the nuisance abatement program. Chapter 40.03 of the City Code established a program to stop and/or reverse the conditions that cause a neighborhood to become rundown and homeowners to lose property value. This program allows the City to correct or abate nuisances and be reimbursed. That is the final step of the program. We aren't just going in and cleaning up these homes. The cost of that work is put on the tax roll as a non-ad valorem assessment on the property. We have some already recorded. We hired a Nuisance Abatement Coordinator. The Building Department staff now works with the Legal Department to achieve resolution to nuisance properties. The resolution might be to put a little pressure on the bank or the homeowner to fix the problem rather than having it go through the process. The Building Department administration assesses the property, posts and awards quotes and contracts, and conducts inspections. As the final step the Legal Department places a non-ad valorem assessment on the property. A nuisance is defined as an accumulation of

underbrush, weeds, rubbish, trash, grass, or the existence of unsafe dwellings or structures. Other items that may be deemed a nuisance are the creation of pools, ponds, or other bodies of water, or conditions that endanger the public health, welfare, property value or safety of the community. The program works with the following steps: discovery, investigation, determination, review by Legal, referral to City Council, quotes, Council approval, nuisance abatement, and the assessment is placed on the property. What is the difference between Code violations and nuisance abatement? Typically violations are punitive. They result in fines. They are on occupied residences and they may result in a lien. Nuisances are remedial and supplemental to the Code. They are typically on vacant property. There are life safety issues. The result is the non-ad valorem assessment. To date we have closed 44 cases; not all of them went before Council. The banks took care of some of them, and new owners have abated some. Some cases had to be reopened and reevaluated to bring them back before Council. We have three assessments going on the tax roll for \$51,207.26. The new procedures just created will move ten more assessments on next year's roll. There are 18 properties in the process of abatement. We currently have 79 active cases in the process." (Clerk's Note: Mr. Dramis showed slides of some properties in the program.) The City Manager said, "The property at 1742 Floresta was there for years. You can see what it used to look like on one of our main arterials where thousands of people drive every day. This was a picture of what people thought the neighborhood looked like. That will leave a mark. It was like that for a long time. The house had such potential. If you look at the after photo, what a difference. That's a much better picture. With \$1,000 of landscaping you improve the value another \$10,000. That's what Code compliance and nuisance abatement are all about. There has to be a certain level in the City. You want everything to be at that level. Many clichés are clichés for a reason. They embody a fundamental truth. The chain is only as strong as the weakest link. How many people have had family in town and wanted to bring them to their house a certain way, because it's nicer? I avoided certain areas. As we think about our City, should there be anywhere we don't want to take someone? Or is there anywhere that we would want to avoid? There shouldn't be a place like that. We should be proud of the entire area. What you need to get there is commitment to the vision. Even when things are tough, like Code compliance, you have to do it. It's fundamental to what we do to ensure values. It's tough because it will never be perfect. You are essentially going to someone who is the king of his or her castle, and you are dealing with something that needs to be corrected or modified.

Joel and his staff have a great attitude of collaborating and cooperating, which is very helpful in achieving cordial relations and compliance, versus confrontation. But sometimes you just can't avoid it. Mr. Orr has said it better than anyone. Sometimes with Code compliance you know you have found the right balance when you have an equal number of people who are saying either you're not doing it enough or you're doing it too much. I commend Joel and his staff, and I'm excited about the future efficiency gains that will be made as you move forward. Code compliance and nuisance abatement have a tangible impact. As a note on the nuisance abatement, special assessments are on par with property taxes. Code enforcement liens can be wiped out and unenforceable due to the State Constitution, because of homesteading and other factors. Special assessments have to be paid."

Mr. Dramis said, "The goal is to get compliance. On some of these properties we have taken a series of pictures and e-mailed them to the bank or to the corporate office of the mortgagee and ask how they would like to live next to it. Take some steps to correct it. That is a tool we have to use to get compliance. The nuisance abatement process is a long drawn out process. As efficient as we have made it, it still has 15 steps that we can't avoid. Sometimes we don't repair the homes. The only way to abate the nuisance is to eliminate it altogether. One issue we deal with a lot is swimming pools. All pools have been built with aluminum screen enclosures. But in the process of the foreclosures, the screen enclosures disappeared. We had to resort to a special FBC stretch cover over the pools. This keeps mosquitoes down. Another issue we have had is the abandoned property registration. This is an ordinance that is designed to require mortgagees of vacant improved properties to register each one with the City of Port St. Lucie, to make periodic inspections of each property, and to maintain the property in compliance with City ordinances. This was passed on March 26, 2012, and went into effect the next business day. Thanks to the folks in MIS the program was on line and ready to go in about three hours. Mortgagees must retain a local individual or property management company to be responsible for the security and maintenance of the property. The property must be posted with an 18x24 inch notice that states the owner's name and address, the mortgagee's name, mailing address, and phone number, the name of the local management company, a 24-hour contact number, and the local agent's mailing and e-mail addresses. When the Code Compliance Specialist goes to a property that has a violation, he can get that information and contact the management company. We had a few doubts as to

whether this would work. Supervisor Lubeck and I went out and found one with tall grass. We found the notice on the door and called the management. The lady who answered said we were the sixth person who had called in three days. Now the neighbors and the realtors are calling the number. It gives us better access to the responsible party and a quicker way to get compliance. Residential properties are subject to a \$100 registration fee. Commercial properties have a \$150 registration fee. They must renew the registration annually, and the mortgagee must notify the City when the vacant property is occupied or sold. The agent must maintain proof of monthly inspections. In another week or so we will start asking for the reports of their inspections. When this presentation was assembled there were 1,670 abandoned properties registered. The number is over 1,900 now." The City Manager said, "I want to thank the City Council for adopting the property registration ordinance. It has been an excellent tool to address the problem of abandoned properties. There had been game playing with the lenders. They were not responsible; they hadn't taken title to the property; it was in the foreclosure process. We couldn't get a responsible party, because the former owner had left. We can see how fast grass grows, what happens to pools, and how quickly homes deteriorate when people don't live in them. This put the lenders and mortgagees on notice that they have an obligation to take care of the property and answer to the neighborhood and the City. It has really been helpful. I don't know that we thought we would have 1,900 registrations at this point." Mr. Dramis noted, "About 97% of these are residential. We just don't have the staff to start attacking all the commercial properties. Some of them are condo'ed warehouses, so there may be foreclosures on individual units. We have to do a lot of research to find the owners."

Mr. Dramis said, "I have made a chart of all the functions of the Building Department. We used to do strictly contractor licensing, permits and inspections, and administration and plan review. We have added a lot more functions, but they are not stand-alone functions of individuals. Graffiti used to be something that the former Code Enforcement Officers did. Now it is the responsibility of every Building Department employee. When you see graffiti you report it. The same holds true with litter. Every Building Department employee has bins in their vehicle; they all collect litter. Another function is with vacant properties. If an inspector sees a vacant property without a notice, he reports it to Property Registration. We find the owner and contact them. It's one department with 14 functions, and they all work together to achieve compliance."

Councilwoman Martin said, "I want to thank Mr. Dramis and his staff so much for the amazing job you have done in a short amount of time. The efficiency and productivity have been increased. This presentation was an excellent opportunity for the public to see just what we do here and what the mission is, and how we maintain and increase property values in the City. I can't thank you enough." Mr. Dramis said, "It's a total effort. It's the folks behind me and on the street. It's the whole staff." Mayor Faiella said, "It's not an easy job. It's not fun. I commend you for diverting some of the e-mail we get." Vice Mayor Bartz said, "I want to know what happened to the mace and the batons. Did they get turned over to the Police Department?" Mr. Dramis replied, "Our intention is to turn them over to the Police Department. We will be looking at cell phones and police radios, as well." Vice Mayor Bartz continued, "I had the privilege of doing a ride along that was like a blight flight. We went through the commercial areas in Village Green. To see how that is all put together is incredible. Getting an area all done at once really makes a difference. Near and dear to my heart on nuisance abatement is the pools. Do we have the new coverings?" Mr. Dramis answered, "We don't. Those are special ordered per the design and shape of the pool. They have to be installed by a contractor." Vice Mayor Bartz asked, "Do we look at those should we need to cover a pool?" Mr. Dramis replied, "If it's open it becomes an attractive nuisance for kids. They also breed mosquitoes. That cover tends to keep that down." Vice Mayor Bartz said, "Prior to coming to this afternoon session I had the opportunity to speak to someone from Nuisance Abatement and Code Compliance. I told them that they have incredible ways of doing their jobs. I so appreciate what they do. I did tell them that I don't want their jobs. With the direction this is going, I want everyone in that department to know how much they are appreciated. The work shows when you're driving down the roads. Thank you for all you do." Councilwoman Berger asked, "Is there something similar to the NSP Program for commercial property? Is there a way for us to take strip malls that need to be redone and make them available for business startups for the cost of fixing them up?" Mr. Dramis said, "In the Village Green area, as soon as the letters went out, within two or three days a lot of owners called and asked what they needed to do. They wanted to come into compliance. That is an attraction. People want to go there and relocate their business. We were very surprised at the amount of positive response we received. We recently sent out 582 letters in the Biltmore/Macedo area, which is our most heavily blighted commercial area. The same thing happened there. They're asking what landscaping we want them to put back and how do they fix their irrigation." The City Manager

said, "In response to the question, there are a number of ways to skin the proverbial cat, especially in the CRA. You can easily do a fix-up program, a façade renovation or an acquisition program. The only thing holding us back is funding. It will take several years of increases to valuation to climb out of the hole. You could also use CDBG funds in qualifying areas for façade improvements. If the Council has a specific area to target, we can see if it qualifies for programs."

PUBLIC WORKS UPDATE

Ms. Roebing said, "My staff has worked very hard to put this presentation together. It updates all of our capital projects on roadways, drainage, and sidewalks throughout the City. It includes maintenance facilities that we have installed over the fiscal year. I will cover the part of the Crosstown Parkway myself. We have consultants here for questions. I will turn this over to Jim."

Mr. Angstadt said, "Our presentation starts with roadway improvement projects. Recently completed is the Becker Road Widening Segment 3 Project from Albacore Street to Paley Court. The project involved the final segment in the widening of Becker Road from a two lane local road to a four lane boulevard with traffic signals, pedestrian lighting, sidewalks, and drainage ponds. More importantly, the completion of this final segment marks the conclusion of a substantial undertaking, which included this east/west arterial corridor, two interchanges, and the main southern access into the Southwest Annexation Area." The City Manager said, "Here is a fundamental visioning issue. As far as roads go, Becker is a postcard road. In a perfect world, maybe you would want some space between the travel lane and the sidewalk, so the pedestrian feels a little bit safer. I would suggest that something that really sets us apart is the aesthetic value of our roadways. We have gone from dirt roads to paved roads. We've gone from paved roads to boulevard sections with landscaping and sidewalks. They add something to the community. From time to time we get the argument of why are we putting in landscaping and sidewalks and lighting, instead of doing it cheaply. This goes back to the issue of whether you want to be a cheap community or do you want to have best value. I absolutely do believe in things like picking the right type of plants so you don't have to mow and trim as much. But a lot of the things we do are not different than what we do as homeowners or property owners. Landscaping is one of the cheapest investments you can make to increase the value of your property. Why would we not make investments in our City? Why would we not

be good stewards and think of it as a property owner thinks of his or her house? This is one of those things. Do you want to be cheap or do you want to invest and provide the best value? Be responsible with tax dollars but create something special. As a resident my life is better because I get to travel on roads like Becker every day. I get to travel Westmoreland every day. Someday soon Port St. Lucie Boulevard from the turnpike to Petunia is going to be beautiful. That is a reflection of who we are. We can be proud bringing home our relatives when we're going down a boulevard like that. Is that what you want the City to be, or do you want it to be cheap? The next slide shows a stormwater pond on Becker. We had some contracts come before Council for maintenance. There is one model of stormwater ponds where you have a wasteland. It's a hole that holds water. Some people actually put chain link fences around them. This isn't a hole in the ground for water. That's one thing it does, but it also treats water and it's a park. There are ways you can get two or more birds with one stone. You can carve out a win-win. You had to have a stormwater pond, but now you have an amenity that serves the community. Do you want to be that kind of place, or do you want to be the place that digs holes and puts up fences? Everything we're showing you comes back to the vision. I want to keep that simmering on the back of the stove."

Mr. Angstadt continued, "Another recently completed project is the Port St. Lucie Boulevard Pedestrian Lighting Project. It extends from Veterans Memorial Parkway to US 1. It involved the installation of pedestrian lights on the north side of the corridor. This project was funded through FDOT. Beginning next week we will be undertaking the Port St. Lucie Boulevard Landscape Enhancement Project from Bayshore to Petunia. It involves the installation of a significant amount of landscaping within the median. We estimate completion to be in February 2013. That is also funded through FDOT. Later this year we will undertake the construction of a right turn extension for the southbound lanes on Bayshore Boulevard at Prima Vista to alleviate traffic. Staff is currently undertaking the bidding process for this construction. In the western part of the City we have the Fairgreen Road Extension. It involves the construction of a two lane roadway between Salvatierra Boulevard and Crosstown Parkway. Plans are complete; the work was done pro bono by Captec Engineering. Our roadway contract documents are under development with OMB. Construction is scheduled to start in late August or early September, with the completion date in December 2012. Traffic signal plans undertaken by Verano are 100% complete, and bids for that work were recently opened." Ms. Roebeling noted, "I just heard from staff that we have advertised

to bid.”

Mr. Angstadt said, “Just behind us on Deacon Avenue is the Port St. Lucie Intermodal Transit Facility. The design is complete; that was pro bono work by Culpepper & Terpening. This project is FDOT funded. We are working on permits through SFWMD and on the relocation of gopher tortoises. Contracts are under development through OMB, with construction to begin in the fall of this year. The Port St. Lucie Boulevard South Widening Project extends from Gatlin Boulevard to Becker Road. It is undergoing a project development and environmental study that is funded and performed by FDOT. In future years FDOT has programmed funding for the design of this project. To date we have received over \$3,793,044.20 in state and federal funding for our roadway improvement projects.”

Ms. Roebling stated, “I have a brief presentation on the Crosstown Parkway Extension, because we have presented to you numerous times. This is since the last Retreat; we wanted to give you an update. We have some exciting things to mention about the project. Since the last Retreat the first draft of the final EIS was submitted to FDOT and the City for review. In mid-April we conducted the value engineering at DOT in Ft. Lauderdale. That went very well. We are reviewing the recommendations; we’ll consider them in design. On April 25 we received a SFWMD permit for the regulatory mitigation to offset the impacts of the project for the worst case scenario. We are awaiting an Army Corps permit for the Platt’s Creek project. We should get that very soon. On May 2 the consultant received comments from the draft EIS. An important point is that since the last Retreat we have had numerous telephone conferences and meetings with FHWA, DOT, CEMO, and all of the cooperating agencies. We have made a ton of progress. We have to get concurrence from the cooperating agencies in order to get to final EIS approval and Record of Decision (ROD). On May 24 the consultant met with the US Fish and Wildlife Service to discuss comments and is working with them for concurrence. There was a major recent accomplishment. That is FDOT’s acceptance of the 108 acres that City Council approved to turn over to satisfy the requirements of the MOU for the right to the easement to cross the river. We have talked to DEP and they asked us for more information, which we provided. All the materials are up there, and we’re working with them to get it to the Board of Trustees for approval. We expect that to happen in the fall of this year. We continued numerous meetings with cooperating agencies. It was realized that FHWA is requiring a higher level of detail in addressing the cooperating agencies’ comments, which is usually

done in the permitting process with these agencies. But in understanding this we have worked hard with DOT to satisfy this requirement. With that level of detail it has added two months to our anticipated schedule for the ROD, which was December 2012. The consultant is telling us that more than likely it will be pushed to February 2013. I want to go into the level of detail. We went into this process a long time ago of offering up mitigation packages to satisfy a couple of things. The first was to obtain the right to an easement to cross the river. That was thinking outside the box, because normally mitigation is handled after the ROD during the permitting process. We went to Tallahassee and met them and developed a proprietary mitigation package for the right to an easement. Secondly, with the county we developed the Platt's Creek mitigation, which is regulatory mitigation. Again, we did that before it was really required. That is helping us to make great strides, but it is also giving the agencies all of the information upfront, and they have a lot of questions. FHWA wants to see them resolved. We're addressing them now, and we'll get the benefit of that during the permitting process. We'll get that time back off."

Ms. Roebling continued, "Another significant achievement was receipt of a letter from FHWA. They told us to send them a letter through DOT to ask them to formally identify a preferred alternative, or the locally preferred alternative, LPA 1C. The consultant sent FDOT a draft of the letter to send to FHWA. On Tuesday the letter went to FHWA. They should be responding to the request, which is a very significant thing. Once they respond and accept the LPA, we are down to one alternative. Until the ROD that is not set in stone but it will be an acceptance letter. We look forward to seeing that very soon. The Council recently approved a change order for the Cultural Resource Assessment Survey for the pond sites for the LPA. That has been accomplished. Also the Wetlands Evaluation Report and the Noise Reanalysis have been performed and we are reviewing them. The final EIS and the revised reports with the higher level of detail are anticipated to go to FHWA for approval at the end of September. We are going to advertise this month for design and permitting services through the RFP process for 59% complete plans. We are also going to advertise for property acquisition services next month. We are very close to completing the remediation. It is less than the original budget. We plan to get the Army Corps permit in soon. The approval from the Board of Trustees is anticipated in the fall. We will complete the final EIS. The anticipated ROD is in February 2013. That is it for this portion of the Crosstown Parkway."

The City Manager asked, "When will we be able to drive on it? I have this theory that we have to set the date, and then we'll live up to it. But until you set it, it just slides. Let's figure out what's realistic. I'm going to beg that the Crosstown Parkway be part of the vision. This is something we have to make happen. We are all in. There is no scenario where it just doesn't work out. It's do or die. Let's pick a date and make it happen. You can see that they have a lot of bureaucracy to navigate. We have to go through a federal process and get the Environmental Impact Study (EIS) done. Next year we will get the ROD. We will work on the right-of-way. Those are big things. We're going to finish the design of the proprietary mitigation and start property acquisition as part of the 2012-13 budget year. When will we be able to drive on it? What's the date?" Ms. Roebling replied, "I'm going to say you will be able to go across the bridge to US 1 in 2018." The City Manager said, "So obviously we have to beat that." Ms. Roebling noted, "We were at 2017." The City Manager stated, "We have a date. We will push to meet or beat that. I want staff and all the do-gooders to know we are all in. It doesn't get to be any later. We can only find ways to expedite it. We are all on the spot." Councilman Kelly noted, "When we started this project I was 56 years old. I'll be 75 before I can drive on it." The City Manager said, "It's not something that I am comfortable for staff to joke about. It slips and slips. Can you give me a date in 2018?" Ms. Roebling answered, "I do not have a month." The City Manager said, "We're looking at five and a half years. We have to find a way to do better than that." Councilwoman Berger said, "You've heard the statement that doctors run a lot of tests when they have a boat payment. I know our consultants are working hard for us, but I feel like we've bought a couple of boats and homes for them. I'd like to make sure this is not the never-ending story. I have no idea why counties around us can build six bridges in the time it's taking us to get through one PDE study. Every time we come to this table that date gets pushed back. I propose we don't talk about it anymore." The City Manager commented, "I'm thinking more like 2015." Councilwoman Berger said that the original date was 2014. Ms. Roebling advised, "When we get the Record of Decision we have to purchase all the properties required for the project. The estimate of that time is 18 months. We have to have all of the property before we can do anything else. We cannot start construction until all of the property is secured. Since this is a federalized project, that is what the state tells us. I didn't mean to joke. This is very serious to me and my staff. We are working extremely hard. This is our first PD&E Study, so it has been an experience. With all kidding aside, we do have to follow the state and federal

process. If we get the ROD we will go to design. We can do the design while we're purchasing property. If you add that time frame into it, let's say that at the end of 2014 we can have all the property and start construction. Construction time was estimated at 24 to 30 months. That's where we are when I said 2017-2018. I hope we can bring that back to 2017. That is the time frame in which we have to follow their rules."

Councilwoman Berger said, "The proprietary mitigation plan was supposed to help us gain approval and expedite. Do I understand correctly that because we have to purchase the property first, that will add 15 months? Let me restate that. Is the mitigation plan now extending our date?" Ms. Roebling answered, "No. The main reason for the proprietary mitigation plan was to get the right to an easement to cross the river. Part of the problem with the EIS process was that the agencies were saying we did not have the right to cross the river, so they were going to put up a red flag." Councilwoman Berger said, "So now we have to purchase that property first. Is that stalling us?" Ms. Roebling explained, "The properties I am referring to that we have to purchase are along the roadway system, not part of the proprietary purchase." Councilwoman Martin said, "So we can't work on purchasing the properties until we have the ROD. Is that correct?" Ms. Roebling replied in the affirmative. The City Manager said, "That's what we're after this year. If you want to talk about accountability and making things happen, this next year we have to get the ROD. Period. That's our next milestone. We are going to crunch and make this happen a lot sooner than 2018. Our team is out there. We've had these conversations before, but we have to get it done. This is our professional reputation. We've been all in on this thing ever since we floated the bonds." Councilwoman Martin asked, "Would it be fair to say that one of the goals we can set is to do the very best to obtain those properties before that estimated time period? Because the sooner we get all the property, the sooner we can move forward." Ms. Roebling said, "Yes. According to the state, we need to have all of the properties purchased before we can begin construction. We are looking at any and every way we can to expedite this. I will make that promise and commitment to you as part of this team with Public Works that we will explore every way. We have been to the state and asking what we can do. We will not stop that fight." Councilman Kelly said, "Patricia, this is nothing on you. We hired outside people to help us. Councilwoman Berger and I ran for office in 2008. Weren't we told that we would be driving on this in 2013-2014? We were out telling the public that. I feel like I have to apologize to people because I was wrong. It's really frustrating. If we don't

drive on this until 2018, from the time of inception. . . . People didn't want it. We had to buy 276 houses. That's a 17 year project. We thought it would be ten to twelve years. We're going to have to start on a fourth crossing. We have to be careful and get the right statistics and dates. I know it's no one's fault, and FDOT and FHWA hold us up. Can we get approval for the crossing location before the end of the year?" Ms. Roebeling answered, "We could get the letter back from FHWA agreeing to the LPA or another alternative." Councilman Kelly explained, "I'm bringing this up because once we know where the crossing is going to be, that's when somebody is going to buy the property around the Civic Center. That's what people are waiting for. That will be the downtown." The City Manager said, "I do want to claim responsibility and stake the date out. I haven't come to a final conclusion about what we can do to expedite it. If we do not attain the ROD, complete the work on surveying and right-of-way mapping, finish design and proprietary mitigation, and start property acquisition in 2012-13, it will be our fault. I want everyone on the team to understand that. There are no excuses and failure is unacceptable. I won't be trying to explain that away. You can hold people accountable and I'm okay with that. Let's not kid around. This is serious. If we fail to achieve that, it's a failure of the team. Let's make good things happen." Councilwoman Berger commented, "We're talking about adding new roles to our FTE's, one being with Human Resources and one being EDC. Should we be considering a role that specifically birddogs this? We are paying outside consultants for the engineering, for the approvals, for the lobbying, and I'm wondering at what point we want to just say we need somebody who is dedicated to this 50 hours a week." The City Manager responded, "We'll look at that. I'll update the Council. Patricia does have people who specifically birddog this project who are project managers. This one goes all the way to the top; it's one of my priorities that I have to be personally responsible for. It goes back to the vision. Council will ultimately define it, but Crosstown figures into achieving the vision. For me professionally there is no single larger capital project to get done. I won't be running from you at the next Retreat if we fail. I blew it; do what you need to do. You have to own it. You own the good things and the bad things. We have to make it happen. Everyone needs to know that we are all in. If any part of the team thought, 'We want to get it done someday, but we're not accountable to when,' I'm sorry, you were wrong. You can't feel that way. We're going to own it. I think we can beat 2018. I'm not positive. But I know this is what we're supposed to get done next year. I own that as of right now." Councilman Kelly said, "There is an upside. If it

had been done and we were going to build it in 2013-14 the TPO money wouldn't have been there. It took us a long time to get that money. The money will be there on time. Engineering built a lot of roads in the last ten years. I know it's frustrating for you. I'm not coming down on you." Ms. Roebeling said, "I have to own it, too." Councilman Kelly said, "Councilwoman Berger and I own it when we have to apologize that it wasn't built when I said it was going to be." Councilwoman Berger said, "I thank you for that. I want to be able to have those conversations where I say I am concerned about the pace. It feels uncomfortable to talk about it in public. But at this point I want staff and consultants to be as uncomfortable about the responses you just gave me as I am."

Mr. Angstadt said, "The St. Lucie North Drainage Improvement Project involves work at 15 locations, with improvements to water control structures, slope repairs, pipe replacement, a stormwater detention pond, and nearly a half mile of canal cleaning. To date the C-108 banks have been cleaned of exotics and several culverts have been completed. This project is funded in part through a grant with FEMA. The estimated completion date is February 2013. In the central area of the City is the D-9 Canal. The project is funded through the CDBG Program and administered through St. Lucie County. It extends from Bayshore Boulevard to Airoso Boulevard. The existing canal was overgrown and the banks were unstable. The project involves the stabilization of the canal slopes and installation of stone gabions to support the banks. Construction is scheduled to be completed in December. Just east of US 1 in the northeast section of the City is the Hog Pen Slough Project. It is also funded through a CDBG and administered through St. Lucie County. It involved improvements to the H-60 drainage structure, as well as the removal of exotics and cleaning the slough from US 1 to the east of Lennard Road to improve flowage capacity. Construction is underway and is scheduled to be complete in October. The Kingsway Waterway Project extends from Bayshore Boulevard to east of Floresta Drive. It is divided into two segments. The project will include canal slope clearing, slope stabilization, side lot pipe upgrades, and canal dredging. It is in the design and permitting phase. The Parks Edge Project involves road and side lot drainage upgrades. It is currently undergoing the Request for Proposal process through St. Lucie County. It is funded through the CDBG Program and will be administered through the county. The East and West Dunbrooke Project involves the clean-out of the stormwater detention system, repairs to eroded canal banks, and the clean-out of existing swales in the neighborhood. It is currently undergoing

the Request for Proposal process through St. Lucie County and is also funded through CDBG. Club Med Drainage Improvements are under design, with construction scheduled for early next year. The project will involve upgrading of several culvert pipes and clearing several canals and drainage rights-of-way. The City has been successful in attaining easements which will allow us to access the Club Med golf course to perform work to ensure the conveyance of stormwater, if necessary." The City Manager asked if the project will remedy the flooding in the Overbrook area. Mr. Angstadt replied, "Yes. We're upgrading culverts in that neighborhood to get the water off the roads." Councilman Kelly pointed out, "It's the Treasure Island neighborhood. Is Club Med helping us out?" Mr. Angstadt answered, "Yes. They're doing work on the golf course. We do have the easements." Councilman Kelly said, "We will need someone to speak to the neighbors."

Mr. Angstadt said, "The Rainier Lakes Project involves road and side lot drainage improvements. It is undergoing final design with construction scheduled for later this year. It is to be funded through CDBG. To date the City has secured over \$5,900,000 in state and federal funding for drainage improvement projects. I will turn this over to Edie Majewski for a discussion of sidewalks."

Ms. Majewski said, "We have a list of the priority sidewalks adopted by City Council in 2006. It is a list of all the sidewalks we have grant applications for. I added one section that is not part of the Priority List. Those are sidewalks where we are working with the TPO to get funding. The completed projects from the Priority List total 12 miles of sidewalk and \$4.5 million in funding. One more sidewalk project has been added to this list since the last Council Retreat: the Ravenswood Lane Project, which is the sidewalk in front of the library to Prima Vista Boulevard. Sidewalks under design or construction have been awarded \$3.9 million to complete four miles of sidewalk and a pedestrian bridge. These projects are:

- Marion Avenue from Bayshore Boulevard to Curtis Street - construction to begin in August
- Savona Boulevard from Gatlin Boulevard up to the C-24 Canal with an eight-foot wide pedestrian bridge over the canal - design is 60% complete
- Melaleuca Boulevard from Camden Street to Green River Parkway - design is 60% complete
- Melaleuca Boulevard from Lennard Road to Camden Street - design is 30% complete

- Mariposa Avenue from the Holy Family Catholic Church to Burton Street - design

The future Funded Projects all have been awarded grants, but money for construction will not be available until 2012-2016. We have secured \$5.4 million in grant funding to construct 12 miles of sidewalk. We were able to add three projects to this list:

- Cameo Boulevard from Port St. Lucie Boulevard to Crosstown Parkway
- Chartwell Street from the assisted living facility to Tunis Avenue
- Village Green Drive from Walton Road to the St. Lucie Golf Community

In October an advertisement for a Request for Proposal for design services will be completed for five of these projects: Savona, Cashmere, Bayshore, Chartwell, and Village Green."

Mr. Majewski continued, "There is a Phase 3 Priority List. These are all the projects on your Priority List that are unfunded. However, this list has gone from 7.5 miles to 5.2 miles of sidewalk, and from \$4.8 million to \$3.8 million. As projects receive funding this list will get smaller. Our goal is to complete this list. Transportation Enhancement Sidewalks are the projects on the TIP Priority List. We have applied for transportation enhancement grants in the amount of \$1.2 million to complete 3.5 miles of sidewalk. To date the federal and state funding secured for sidewalk projects from the Priority List is \$13,800,000 to complete 28 miles of sidewalk in the City. In 2012/13 there will be ten sidewalk projects under design or under construction."

Mr. Angstadt stated, "The remainder of the presentation will focus on several of our continuous maintenance programs. Approximately 2.5 miles of roadway were resurfaced in Section 52 and about 3.3 miles in Section 33. Short sections of Airoso Boulevard, Port St. Lucie Boulevard, and Floresta Drive have recently been resurfaced. By the end of the fiscal year our contractors will pave an additional 7.5 miles of roadway in Section 34. The Public Works Department has four crews dedicated to the construction of drainage improvements, including swale liner. Swale liner installation has been completed in Sections 36, 37, 34, 39, 18, and 33. Each year staff sets a goal to install 140,000 feet of liner. Late last year the methodology was revised in an effort to improve efficiency. To date 130,000 feet of liner has been installed, and in the next several months

in Sections 9 and 11 our crews will complete installation of an additional 35,000 feet, for a total of 165,000 feet this year. Another critical program is the Bridge Maintenance Program. Each year the City dedicates a small portion of the Road and Bridge Fund to maintaining the City's 28 bridges. They are inspected by FDOT every two years through an FHWA grant and an inspection report is created. They are reviewed by our staff and our maintenance plans are developed. This year maintenance was completed at six bridges at various locations in the City. Scour repairs will be undertaken to two structures on North Macedo Boulevard. That is being designed by one of our bridge consultants. The majority of the time repairs are undertaken at night due to traffic concerns. Our culvert program has three main components: side lot pipes, large culverts, and street culverts. Our Public Works crews have installed 42 culverts in Sections 34, 37, 39, and 33. City crews have replaced seven failed culverts this year. City contractors have replaced eight side lot pipes and two large culverts, with two more large culverts scheduled this year. The Public Works Department would like to thank you for the opportunity to present this update to you. We welcome any questions."

A recess was called at 3:05 p.m., and the meeting resumed at 3:25 p.m.

EWIP

Mr. Angstadt stated, "The following presentation is an update on the Eastern Watershed Improvement Project (EWIP). The catalyst for this project dates back to August 2008 when Tropical Storm Fay swept through the area, leaving 13 to 14 inches of rainfall over several days. The results of the rain event were that swales filled, canals overflowed, and roadways were flooded, in some areas for up to three days. The most visual representation of the event was at the intersection of Lennard Road and US 1. After the storm the City commissioned a drainage report, prepared by CAPTEC Engineering, which provided a number of recommendations, as well as the creation of a new stormwater standard for this area. That stated that the finished floor elevations of structures should be at or above the flood elevation of a 100-year, three-day storm event, and that roads should have no greater than eight inches of stormwater over the crown of the road twelve hours after the peak stage in a 100-year, three-day storm event. From the report we drew the components that were the foundation for EWIP. We cleaned out Howard Creek and the Bur Street pond. There were also culvert upgrades. In the north the Tiffany Channel was cleaned out.

Smaller ponds were constructed. There is a large STA at the intersection of Cane Slough Road and Lennard at the Elks Club, as well as the Lennard Square STA. Financing was obtained through Stormwater Utility Revenue Bonds and the project timeline was established at 36 months from the date of issuance. That puts us at January 15, 2013. The project is anticipated to be substantially complete sooner, in the fall of this year."

Mr. Angstadt said, "Design, land acquisition, and permitting are complete. Construction is coming to a close. Our public outreach and leveraging is ongoing. Concerning construction, Howard Creek has been cleaned out. Patio Circle, Bur Creek and the Howard Creek STA's are complete. The Elks/Cane Slough STA is complete and landscaped. The Lennard Square STA is operational and landscaping is underway. The Tiffany Pump Station and channel improvements are complete. Our smaller ponds at Mary Terrace and Leithgow are complete and landscaped. Our mobile pump station is operational. It has been tested numerous times in the last several months. Our primary service location for that pump system is under construction as part of the Loutus Pond work. The Blackwell Pump Station improvements are complete. Loutus Pond is under construction with landscaping to follow. Construction completion is anticipated to be October 2012." (Clerk's Note: Mr. Angstadt showed slides of various EWIP projects.)

The City Manager said, "Vision alert. EWIP takes care of flooding, as promised. But look at the amenity it has become. It is a park. It is a stormwater treatment area that filters out nutrients before that water makes its way to the river. It creates value for that neighborhood. It creates value for the City in being an amenity and recreation area, and a place that doesn't flood. This is where there are win/wins. In the last presentation we talked about drainage canals, and as we have vision simmering in the back of our minds, maybe we have to figure out how we can incorporate waterways into the vision, or how we can showcase things like the river and drainage ways. In the last presentation we saw some overgrown drainage canals. Somewhere in there is water. A lot of us who live in Florida love it because there is water everywhere. Maybe we can ensure flood control and also turn that into an amenity at a reasonable cost. We are in an era of constrained resources, so we have to watch the bottom line. But if we can make smart investments and capture these opportunities, I think we will set ourselves apart and be something special. When you look at things like that, it certainly makes that neighborhood special." Councilman Kelly said, "When we talk about increasing property values, this is

exactly it. They did a great job. I have had very few complaints." The City Manager continued, "I don't know if the Council has driven Lennard Road where it intersects Mairposa/Cane Slough, but look at that intersection. How does that feel now? Who made out like bandits? The Elks. They have a waterfront peninsula. It's a win/win. How can we package win/wins? As a Council I think your best policies are when you structure win/wins that benefit multiple constituencies. How can we do it?"

Mr. Angstadt continued, "For the Howard Creek STA we crafted a deep cell. The water then meanders through and hits another deep cell and then our outfall structure, and moves down Howard Creek. We put in aquatic plants to help clean out the nutrients. These plants have exploded in growth. Part of the planning was that we over-excavated the ponds and put back in a foot of organic soil to help these small plants grow." The City Manager added, "One reason those aquatics exploded in growth was because they're taking nutrients out of the water, which means the nutrients aren't getting into the river. One area where doing more helps us is that there are new water standards; as a result of these stormwater treatment projects, we get credit for the water quality improvements. There will be less of a whammy assessed against us because of all this work we've done." Mr. Angstadt said, "The Elks/Cane Slough STA includes cypress islands. These trees live in and near water. As part of EWIP we are creating not only stormwater impoundment areas but also wetland habitats." The City Manager said, "It is well chronicled in our lore that I am a marine biologist. I also know a lot about freshwater marshes and swamps, and I'm a native Floridian. We received at least two letters to the editor about why we planted trees in stormwater ponds. The direct answer is because they live there. In the dry season the water table goes down and those cypress stands can be exposed. When the wet season comes it floods, and the trees are happy. We planted them there because it is their natural habitat. We're treating stormwater; trees are nature's filter. Some of them did fall over. We have staked the root balls to discourage that."

Mr. Angstadt said, "At the Lennard Square STA the contractor is finishing the landscaping. The area is functioning as designed, but until the plants are establishing we are trying to control the water. We have cleaned out Tiffany Channel by our pumping station. We did plantings along the banks and improved conveyance through the culverts, and we did repairs and replacements of pumps at the station. Loutus Pond is wrapping up construction. This is not an STA; it's a detention pond. It will

be landscaped, but there won't be aquatics or cypress trees. We finished improvements to Blackwell Pump Station. We recently added roadway resurfacing to repair roads. We have had two rain events with about 5 inches in October and 6 inches in December. We weathered October with no issues. In December we had some roadway flooding since we were still working on the pump system." Councilman Kelly explained, "The resurfacing was paid for with EWIP money to repair the roads that were damaged from the construction." Mr. Angstadt added, "That's correct. Some of the roads were really old before we started. Van Kleff is an example. That road was failing long before we were running trucks over it." Councilman Kelly said, "Other roads in that area are in bad shape. We just don't have the funds to do them right now. This was done as part of the EWIP project." Mr. Angstadt continued, "We have had public outreach through signs, neighborhood meetings, phone calls and e-mail. We continue to pursue leveraging. We have obtained almost \$2 million in grant funding. We received \$965,000 from the St. Lucie River Issues Team. We will be applying for payment of the remaining moneys very shortly. The original budget was \$34,705,000. The adjusted budget including grants was \$36,600,000. Our estimated final costs are around \$35 million. We estimate that remaining funds will be about \$1,650,000. Additional considerations include property purchases. Two properties are available: the Vaz, Inc., property and the Lowery property. There could also be additional paving, or the City could pay down the debt."

The City Manager stated, "When we started this project we went back and forth about whether we should do it, and whether we could get enough property to make the project work. The Council eventually decided to move forward. We were able to get just enough property, but it would help us to get more property. This pot of money can only be used on EWIP. It can't be used to pave other roads, as Councilman Kelly said. The representative of Vaz, Inc., approached us. They own the parcel just to the north of the Elks property. It's the unincorporated county enclave that used to be a dump. It would be great to have that site, because it's adjacent to the pond we already constructed. For something to happen there someday that place is probably going to have to be dug out. There is 12+ feet of stuff there. I've heard all kinds of things about what's there, including that it used to be the place where euthanized animals were brought. I haven't heard anything about 55-gallon drums, but there is definitely construction debris and other stuff. The cost of it and the unknown costs are such that with the remaining \$1.7 million, I couldn't recommend that. We have been approached by the tax certificate holders for the Lowery property, aka Grove

Park. It's 18.52 acres across the street from East Lake Village. The tax certificate holders are able to call for a tax deed auction. They would do so if we would in turn do an agreement with them that said we will bid on the property at the minimum price. That works out to be about \$600,000. If no one else bids on it, we could get it for \$600,000. There is an SAD on that property. There are debt payments outstanding of \$1 million, but it's only about \$675,000 in actual assessments. I'm pretty sure we could work with the City to reduce that \$1 million to about \$675,000. Here's the reason. They never went forward with all of the infrastructure improvements that were supposed to be constructed. That's why we would be able to work something out. For roughly \$1.3 million we would be able to acquire 18.52 acres, which works out to about \$70,000 an acre, for a property that was last offered to us for \$4.25 million. I would appreciate it if Council would give me direction to work with the owners and bring back an agreement for your consideration. We would just agree that we would bid that minimum amount. If something else happens, someone else will get the property. As you may be aware, tax certificate holders just call for the auction. They don't have a guarantee of getting it. If someone else outbids everyone else, they'll get it. We have a real opportunity here. Let me throw out some ideas for you. We have roughly \$1.7 million left. That would be enough to buy it; it won't be enough to do any improvement projects. The CRA Plan calls for it to be a green space, so we'd be fulfilling that. The previous owner put a lot of fill there. How about if we held it until Crosstown gets done, much sooner than 2018. At that point Crosstown could take the existing fill and mine it, thereby creating the stormwater treatment area that fulfills EWIP, as well. That's a win/win. If it's okay with the Council I would like to work with the tax certificate holders on the property and bring something back for your consideration."

Councilman Kelly said, "There is another asset to buying that property. The county piece across from Melaleuca was where we wanted to take Jennings right out to Melaleuca and get rid of the other intersection. We've always had problems with it. We can't use this money for anything else. Would it be appropriate if I make a motion?" The City Manager clarified, "I was talking about Grove Park, which is the 18.52 acres on the east side further north of the intersection you're referencing. The piece at the intersection is the one with the high price and the unknowns. The price of \$1.3 million is the same price that the Vaz owners have been talking about for four acres." Councilman Kelly said, "I'd like to make that **motion** with the caveat that we don't go beyond the amount of money we have left over in

EWIP." Councilwoman Berger **seconded** the motion. The City Clerk restated the motion as follows: for approval for the City Manager to proceed with trying to purchase the Grove Park Property, not to exceed the amount of money left over in the EWIP fund. The **motion passed unanimously** by roll call vote.

UTILITY SYSTEMS UPDATE

Mr. Merejo said, "We will provide an update of our a/c pipe replacement by Club Med. Councilwoman Berger wanted to know how we figure our bills, so we are doing Bills 101. We will discuss the direction we're going with our meter radio reads. It's a new program, and we'd like to get ahead of the curve. It's a direction the Utility needs to move in."

Ms. Rhoden said, "The wellbeing of our community's residents and our ability to provide quality service is always the first priority with the Utility Systems Department. Our water must meet all of the standards every day that are set by the Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP). In fact, we recently distributed our annual water quality test report. In it we describe the fact that we do more than 4,000 tests per year. Each one of those tests ensures that our water continues to meet those really strict standards. A good portion of our water system dates back to the 1960's. Those older areas do predominantly have asbestos/concrete (a/c) pipe. That pipe is approaching the end of its expected useful life. As you all know an anomaly test result came back in November 2011. Following DEP's guidance we have been doing regular additional testing. We pulled samples yesterday. All of the follow up tests so far have been 'non-detect.' We have no reason to think that yesterday's samples will be anything else. We are soon going to be able to return to the normal testing cycle. Replacing a/c mains is not a new idea to the Utility. We have a long history of replacement, particularly the portion of water main along Port St. Lucie Boulevard. On Airoso and Prima Vista Boulevards a/c pipe has been replaced. In the last couple of years we have replaced 4.1 miles of pipe in Riverpark Units 1, 2, 3, and 10. A good portion of that was a/c pipe. That is east of the river in the unincorporated county. Yet a/c mains remain scattered through the service area. We have been working most recently in the Southport area around Club Med. We are expanding north of Port St. Lucie Boulevard near the Lyngate neighborhood. When that work is complete we will move west of the turnpike in the area bounded by Darwin and Tulip. We have a large network of a/c pipe in the north central part of the City that is near the

Prineville Water Treatment Plant. There is another small area in what we consider Northport that is close to City Hall."

Ms. Rhoden continued, "A/c pipe is prone to breakage the older it gets. With Southport having some of the oldest mains, it has had many breaks. Repair and replacement statistics dating to 1999 indicate that we have had to make 1,433 repairs there. More important to note is that 911 of those repairs occurred during 2010-11, demonstrating that the pipe is reaching the end of its useful life. That means that 60% of those repairs were made in the last two years. The current project was approved by Council on December 12, 2011, with a \$10 million contract with Felix Associates for construction and materials, \$610,000 to Culpepper & Terpening for engineering services, and the geotechnical testing was \$136,000. The total estimate at that time was approximately \$11,300,000. In the Southport area 209,000 linear feet of pipe will be replaced. That converts to 39.75 miles of pipe. The status report for that area is that since January more than 94,000 linear feet of pipe has been laid. There are 1,300 new services connected to the mains. There have been 643 driveways crossed. There are 88 new hydrants, many additional to the system, which increases fire protection. There has been 44,000 square yards of sod laid. Of the existing customers, 342 have received a conversion to the radio read water meters." The City Manager noted that the City does not provide fire services; St. Lucie County provides fire services.

Ms. Rhoden said, "The Westport area is included in the Felix contract for a portion of the Windmill Point community. It consists of about 6.5 miles of pipe. The Northport area includes 229,000 linear feet of pipe, about 43.5 miles. This project is under design in house by staff engineers. We have \$1 million per fiscal year earmarked, starting in 2012-13. The estimated cost to replace all of the a/c mains throughout the system just for material and construction at today's costs is \$12.6 million for Southport, \$2.5 million for Westport, and \$10.6 for Northport. The total is almost \$26 million. Of utmost importance is maintaining open lines of communication with the public during the project. We have used door hangers on every property that has been affected. A hotline was established at 489-9249. Staff members have attended homeowner association meetings, and inserts have been provided monthly for the Sandpiper Bay HOA newsletters." Councilman Kelly commented, "On time and under budget." Mr. Merejo said, "In the next two to three weeks we will come back to Council. This project was expedited. We will have to ask for additional funds for Northport. We don't want to leave any lines undone. I met with the City Manager, and that

will come back to Council. The goal is to finish the area and move out. The last thing I want to do is leave a portion of pipe that has not been addressed." Councilman Kelly asked if it can be paid for with Contingency Funds. Mr. Merejo said, "It has been allocated. I will take funds from a different area for it." Councilman Kelly said, "We started this in January, and I think we had one call in the Council Office. That says a lot." The City Manager asked, "Did you know exactly how much a/c pipe you had before you opened it up?" Mr. Merejo answered, "No. We went through the as builts we had and found more as we located the pipes. It was a design/build project. Typically a project like this takes three to four years. We're more than halfway through." The City Manager noted, "That's why you couldn't nail down the price perfectly on the front side."

Ms. Rhoden said, "Next is Water/Sewer Bills 101. Approximately 66,000 customers are billed each month for all metered water use. Another 46,000 of those customers have sewer service that we bill for. Residential sewer stops billing at 8,000 gallons. That's an important point to remember. We have 141 customers who have just sewer service. They are billed a flat rate each month. That is outlined in the City Code. How are bills calculated? They have four components. Every bill has a billing charge. Every bill has a base facility charge, one for water and one for wastewater. Metered use is billed in whole thousands multiplied by the water and sewer rates that are outlined in the Code. Every bill has a 6% surcharge. Some customers in the unincorporated county may also pay a 25% surcharge. The billing charge covers approximately one third of the cost of producing that bill, for meter reading, bill preparation, accounting, mailing, and handling. Most utilities refer to the base facility charge as a readiness to serve charge. It covers the remaining two thirds of the cost to send out the bill. More importantly, it covers our fixed costs, which are debt, fleet maintenance, salaries and benefits, and payroll taxes. The metered use is where our variable costs are covered. That means chemicals, electricity, fleet fuel, and materials and supplies. The 6% surcharge has been around for a while. It helps to defray the cost of maintaining the City's rights-of-way and easements, where our infrastructure is located. Some customers in the county pay the additional 25% surcharge. We had a large group of customers in the unincorporated county that came to us when we bought the utility. They were grandfathered in, and they do not pay the 25% surcharge."

Ms. Rhoden said, "We have a conservation based water billing structure. If a customer practices good water conservation they

enjoy our lowest rate. The water is billed in an inclining block tier. The greater the water use, the higher the rate. Block 1 is for the first 5,000 gallons of use each month. It is important to remember that 70% of our customers fall into that category. That is billed at \$3.57 per 1,000. Block 2 is for the larger user. Any usage between 5,000 and 12,000 gallons is billed at \$4.65. Block 3, above 12,000 gallons, is the penalty block at \$5.72 per 1,000. Let's see how a 5,000 gallon bill is calculated. There is a billing charge of \$2.71. The base facility for water is \$6.29. Block 1 comes to \$17.85. The 6% surcharge is applied. A lot of our customers take advantage of our ten year interest free payback on their connection fees. They could have an additional fee tacked onto the total of \$28.46. Suppose that same customer does have sewer service. They will have a base facility charge of \$13.44. There are no blocks. Sewer is billed at \$7.00 per 1,000. The customer might also have a loan amount on the bill. Let's look at a customer who had 15,000 gallons of use. There is a billing charge and the water base facility charge. Those are standard. The first 5,000 gallons is billed, then the next 7,000, and then the remaining 3,000. Their sewer bill has the base charge. Sewer caps at 8,000. That's all they will pay for. There is the 6% surcharge to the total bill, and there may be a loan payment."

Ms. Rhoden said, "A real bill will show a customer account number. The past due date will show, as well as the total due. The previous use and loan amount are shown, along with payments received. The service dates are listed with the meter readings. The usage shown as '15' means 15,000 gallons. The surcharge only goes against the usage. CS on the bill stands for capital charge agreement."

Ms. Rhoden said, "Let's move to the radio read water meter conversion program. Cycle 1 in Councilman Kelly's district has 13,535 bills. The next week the billing department handles 18,000 bills in the north and central parts of the City. Cycle 3 is the largest at 20,025, and Cycle 4 has 13,575. Currently we have 21,144 radio read meters in use, which is about one third of our meters. They are located mainly in the Torino area and Riverpark. We are concentrating now in Cycle 3 and in the Southport area. These meters give us the ability to detect leaks on the customer's side of the meter and to pinpoint dates of high use. That is helpful in resolving billing complaints. They also improve the efficiency of our overall meter reading efforts. We are collecting and analyzing data to be able to project costs, project a timeframe, and to complete the conversion of the existing 44,000 meters. We would like to bring

you a more detailed presentation on this at the winter Retreat."

HUMAN RESOURCES UPDATE

Ms. Williams stated, "Our presentation is on updates to the City's health plan. We calculated average claims per employee from FY 2011 to May 2012. March and May spiked a little. We haven't received the June claims yet. The trend is relatively flat since October 2011. We anticipate that claims will continue to trend favorably through the end of the fiscal year. At the last Retreat we brought some numbers on the average number of appointments at the clinic, the average capacity, and the number of prescriptions. The clinic has been doing very well. There is an average of 601 appointments per month, which is up 4% since the February Retreat. The average capacity is also up 4%, and the number of prescriptions has gone up 8%. Emergency room visits decreased in the first year of operation with TCMA. The employee satisfaction on exit surveys was very good. Gehring Group and City staff completed an independent survey where the clinic received very high marks. The City, Gehring Group, and TCMA are continuing to work on wellness plans. Of the 223 employees who filled to the independent survey, which was only 26% of the eligible employees, 98% said they were greeted in a prompt and friendly manner and that there was a welcoming and clean environment. The wait time was satisfactory to 96% of those who answered, 95% said that the provider listened to their concerns, and 94% would visit the clinic again. The clinic is an investment for the City. We will continue to do an independent survey at least yearly."

Ms. Williams said, "For wellness programs we are hoping to incentivize and reward healthy behaviors. We want to reduce long term insurance costs by providing preventative screenings and educational programs. We want to identify and treat high risk conditions, reducing catastrophic claims. We want to be able to manage and treat chronic conditions such as diabetes, hypertension, high cholesterol, and obesity. We want to achieve high participation to maximize our return on investment. We would like to develop strategic partnerships with world renowned health organizations, such as the American Heart Association and the American Diabetes Association. We are getting additional information about the Cooper Clinic. We will meet Acting Lieutenant Grohowski and Lieutenant Izzo in August to see what if anything from their program can be incorporated into the City's pilot wellness program. We have to make sure that all employees may participate if they want to. If they can't meet a target, there has to be some place for them to go to meet that

target. We have to be sure everything is ADA compliant, and we have to follow all new laws." Councilwoman Berger asked what the Cooper Clinic is. Ms. Williams explained, "It is something police departments use for their officers; it gives biometrics and categories for physical fitness. It is set up by specific age groups and gender. It seems to be set up for sworn officers and firefighters. We are looking at setting up some pieces of it." The City Manager said, "It is a specific wellness program that the sergeants' bargaining unit has proposed. As part of bargaining we will look at it, but we have to do what works for everyone."

Ms. Williams continued, "We do have a dedicated wellness coordinator. Gehring Group has brought on Marcy Morrison, a certified physical trainer and health coach with a BS and 16 years of experience with wellness. She will work with wellness and disease management programs, employee education and health screening, and the annual City health fair. We will report on how our pilot program is working for the first year. We want to start it on October 1. We will have biometrics set up. If someone is not able to reach the targets, there will be other programs for them to participate in to receive incentives. Florida Blue Wellness Initiative money will help fund the program. For Fiscal Year 2011-2012 we received \$125,000, and for the next fiscal year we will get \$75,000. In the next two fiscal years we will receive \$50,000 each. That will go toward wellness programs for the City. Employees can earn up to \$500 if they accomplish all the incentives in the pilot program. The payment would be determined and distributed in October 2013. The program will be re-evaluated after the first year."

Ms. Williams said, "We would like to be able to monitor our health insurance. We have evaluated an HMO and decided against implementation. There were two main area of concern, and there was only going to be minimal savings. Network access would have been a disruption of around 19% in regard to providers. Any employees who live in Indian River County would not be able to participate. We are currently doing a dependent eligibility audit concurrent with open enrollment. There is very low participation in Plans B and C, so we are looking at that. We are looking at tiers and contributions. We are monitoring health care reform. W-2 reporting would start this year. There is a fee for the Patient-Centered Outcomes Research Institute (PCORI). This is an institute in Washington that will employ doctors to research treatment patterns and develop best practices for better outcomes from the patient's financial perspective. This will set the tone for Medicare and Medicaid services. There are

changes due to the Women's Health Initiative. We have to make sure that by 2014 we are compliant with all health care reform. We want to consider offering Healthcare Reimbursement Accounts. We are also going to review and consider cafeteria plans and flexible spending accounts." Councilwoman Berger said, "You mentioned an average of 61% capacity at the clinic. Is that calculated monthly?" Ms. Williams replied in the affirmative. Councilwoman Berger asked what the busier days and times are and noted, "We had heard in the past that we didn't have patient oriented scheduling. How well are we matched up now?" Ms. Sparks replied, "Mondays are the busiest day. There are lots of walk-ins. On Monday, Tuesday, Thursday and Friday the hours are 8 a.m. to 7 p.m. and we have two providers. One Wednesday and Saturday we have one provider. On Saturday we haven't reached capacity yet. On Wednesday we have one provider and sometimes we do exceed." Councilwoman Berger asked when people use the clinic the most. Ms. Sparks said that she will get the number. Councilwoman Berger asked how often the patients are there on their time versus City time and whether more hours are needed during the week at night or on Saturday. Ms. Williams advised, "Mondays and mornings during the week are the busiest." Vice Mayor Bartz said, "I'm really glad to see that we are starting to look into flex pay and cafeteria plans. I've been asking about that for several years." Councilman Kelly observed, "I want to compliment you on how clean the clinic always is. It's immaculate. The employees I talked to always say everyone there is courteous and mostly on time with appointments. I hope you keep it that way. It's much better than what we had." Mayor Faiella asked if HMO's are being ruled out. Ms. Williams said, "We will still look at them. We'll look at everything." The City Manager said, "Let's be frank. Unless something changes, it's not a viable option." Vice Mayor Bartz added, "From what I've heard the experiences with the clinic have been phenomenal. I recently heard from someone who went to the clinic two years ago, never to return again. That person had to go, and now will be going there regularly. That says a lot about how things have changed. You're doing a great job. Keep it up." Ms. Williams noted, "Our independent survey showed that the employees do like the clinic hours."

The meeting recessed at 4:40 p.m.

Karen A. Phillips, City Clerk

Margie L. Wilson, Deputy City Clerk