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Riviera Beach Community Redevelopment Agency Meeting

Riviera Beach Marina Event Center

190 East 13th Street

Riviera Beach, Florida

Wednesday, November 29, 2017

6:07 p.m. to 6:27 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice-Chair Tonya Davis Johnson

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Administrative Assistant Tamara Seguin

1 CHAIR MILLER-ANDERSON: I'm going to go ahead and call to  
2 order the Riviera Beach CRA meeting, November 29th, 6:00 p.m.

3 Madam, roll call.

4 (Upon roll call by Administrative Assistant Tamara Seguin, the  
5 following were present: Chair KaShamba Miller-Anderson,  
6 Commissioner Terence Davis, Commissioner Dawn Pardo. Also  
7 present: Attorney Michael Haygood and Interim Executive  
8 Director Scott Evans.)

9 CHAIR MILLER-ANDERSON: Okay. We'll have our moment of  
10 silence followed by the Pledge of Allegiance led by Councilman  
11 Davis.

12 (Moment of silence, followed by the Pledge of Allegiance.)

13 COMMISSIONER PARDO: Madam --

14 CHAIR MILLER-ANDERSON: Yes --

15 COMMISSIONER PARDO: -- Chair.

16 CHAIR MILLER-ANDERSON: -- mmhmm.

17 COMMISSIONER PARDO: Okay. Mr. Evans.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

19 COMMISSIONER PARDO: I would appreciate someone making sure  
20 that there is always an American flag and a State of Florida  
21 flag in the Event Center, please. Thank you.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

23 CHAIR MILLER-ANDERSON: Do we have any additions and  
24 deletions? Disclosures --

25 INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

1 CHAIR MILLER-ANDERSON: Disclosures by commission and  
2 staff?

3 COMMISSIONER DAVIS: None.

4 CHAIR MILLER-ANDERSON: Do we have a motion to accept the  
5 agenda --

6 COMMISSIONER DAVIS: So moved.

7 CHAIR MILLER-ANDERSON: -- to adopt the agenda?

8 COMMISSIONER PARDO: Second.

9 CHAIR MILLER-ANDERSON: Madam Clerk.

10 THE CLERK: Commissioner Pardo?

11 COMMISSIONER PARDO: Yes.

12 THE CLERK: Commissioner Davis?

13 COMMISSIONER DAVIS: Yes.

14 THE CLERK: Chair Miller-Anderson?

15 CHAIR MILLER-ANDERSON: Yes.

16 THE CLERK: Motion carries.

17 CHAIR MILLER-ANDERSON: Okay. Consent Agenda. Do we have  
18 any consent agenda public comment cards? No?

19 THE CLERK: No.

20 CHAIR MILLER-ANDERSON: Any person who would like to speak  
21 on an agenda item please fill out a blue comment card located in  
22 the back of council chambers and give it to the staff prior to  
23 the beginning of the meeting. Members of the public shall be  
24 given a total of three minutes for all items listed on the  
25 consent agenda. Members of the public will be given three

1 minutes to speak on each regular agenda item. In no event will  
2 anyone be allowed to speak on an agenda item after the  
3 resolution is read or item has been considered.

4 Do we have a motion to accept the agenda? Or does anyone  
5 want to pull any items?

6 COMMISSIONER PARDO: Motion to accept.

7 COMMISSIONER DAVIS: Second.

8 CHAIR MILLER-ANDERSON: Okay. Madam Clerk.

9 THE CLERK: Commissioner Davis?

10 COMMISSIONER DAVIS: Yes.

11 THE CLERK: Commissioner Pardo?

12 COMMISSIONER PARDO: Yes.

13 THE CLERK: Chair Miller-Anderson?

14 CHAIR MILLER-ANDERSON: Yes.

15 THE CLERK: Motion carries.

16 CHAIR MILLER-ANDERSON: Okay. That's the end of our  
17 consent agenda. Regular business, item number 3.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Item number 3 is an  
19 amendment to our contract with Chris Wayne & Associates. They  
20 provide --

21 THE CLERK: Excuse me. Can I read the resolution?

22 CHAIR MILLER-ANDERSON: Yes, go ahead.

23 THE CLERK: A resolution of the Board of Commissioners of  
24 the Riviera Beach Community Redevelopment Agency approving the  
25 exercise of a one-year option to extend the contract between the

1 agency and Chris Wayne & Associates, Incorporated, to maintain  
2 the landscaping and irrigation of the 13th Street corridor and  
3 other designated agency property; providing an effective date.

4 CHAIR MILLER-ANDERSON: Is there a motion?

5 COMMISSIONER DAVIS: So moved.

6 COMMISSIONER PARDO: Second.

7 CHAIR MILLER-ANDERSON: Mr. Evans.

8 MR. LEWIS: Good evening. Andre Lewis, Project Manager.

9 Chris Wayne & Associates. In October of 2014 we had an RFP  
10 advertise for qualified landscape and irrigation maintenance  
11 firms. In January of 2015 we had an approved resolution to  
12 award Chris Wayne & Associates with a three-year contract for  
13 landscaping and irrigation services on the 13th Street corridor  
14 and other CRA properties. The contract allows for a one-year  
15 extension.

16 The feedback from staff is that Chris Wayne & Associates  
17 have provided great service; and we would like to extend that  
18 contract for one year, which also allows the agency to put out a  
19 bid in the fall of 2018.

20 Any questions?

21 CHAIR MILLER-ANDERSON: Okay. Any questions, comments?

22 Public comment card on this item?

23 THE CLERK: No.

24 CHAIR MILLER-ANDERSON: Okay. Madam Clerk.

25 THE CLERK: Commissioner Davis?

1 COMMISSIONER DAVIS: Yes.

2 THE CLERK: Commissioner Pardo?

3 COMMISSIONER PARDO: Yes.

4 THE CLERK: Chair Miller-Anderson?

5 CHAIR MILLER-ANDERSON: Yes.

6 THE CLERK: Motion carries.

7 CHAIR MILLER-ANDERSON: Item number 4.

8 THE CLERK: A resolution of the Board of Commissioners of  
9 the Riviera Beach Community Redevelopment Agency approving the  
10 fifth modification to the contract between the agency and the  
11 architectural firm, Song & Associates, Incorporated, to provide  
12 additional professional services relating to construction  
13 administration for the over the water fueling office project and  
14 the design of the modification to the existing seawall for an  
15 additional amount not to exceed \$44,500 plus a nine percent  
16 contingency; authorizing the chair and executive director,  
17 respectively, to execute and attest the fifth modification of  
18 the agreement with Song & Associates, Incorporated; providing an  
19 effective date.

20 CHAIR MILLER-ANDERSON: Is there a motion?

21 COMMISSIONER PARDO: So moved.

22 COMMISSIONER DAVIS: Second.

23 CHAIR MILLER-ANDERSON: Okay. Mr. Evans.

24 INTERIM EXECUTIVE DIRECTOR EVANS: This work order will  
25 accomplish two different things. The bulk of the work is for

1 construction administration for the building that's shown on the  
2 screen above. It's the fueling building that will be built out  
3 on the docks, which is at the end of the docks where the new  
4 fuel service facilities will be.

5 This building was designed by Song & Associates as part of  
6 our Phase I Marina project. It's a City of Riviera Beach  
7 project; and last month the city council approved a construction  
8 contract to proceed with construction of the building. Because  
9 the CRA had the contract for the design the City has requested  
10 that we amend our contract to add construction administration of  
11 the -- for the building; so that's before you as a part of this  
12 work order.

13 The other part of the project is to prepare the plans to  
14 remove the wall. The wall was constructed to meet new proposed  
15 FEMA regulations when we were first building the marina. It  
16 obstructs the views from a pedestrian perspective when you're  
17 walking around the Marina Village. So we will remove sections  
18 of the wall, keeping the decorative piers and installing  
19 aluminum railing so that you can see out to Peanut Island. So  
20 they will prepare the construction plans which will then go out  
21 for bid once they're completed.

22 CHAIR MILLER-ANDERSON: Any questions, comments?

23 COMMISSIONER DAVIS: Madam Chair.

24 CHAIR MILLER-ANDERSON: Mnhmm.

25 COMMISSIONER DAVIS: Mr. Evans, what's the time frame on

1 both projects?

2 INTERIM EXECUTIVE DIRECTOR EVANS: We would like to -- the  
3 wall won't take -- will only take a couple of months to complete  
4 those plans and put them out for bid.

5 COMMISSIONER DAVIS: Okay.

6 INTERIM EXECUTIVE DIRECTOR EVANS: Which will take another  
7 three months. So six months from now we'd like to bring a  
8 contract back to this board to remove the walls. And that would  
9 be -- if we can do -- maybe -- we might be able to get it done  
10 in about five months. But six would be the outside.

11 And the construction of the building will take about, I  
12 believe eight to ten months to complete. And I'm not sure when  
13 they'll mobilize but likely not for a couple of more months. So  
14 it's about a year out.

15 COMMISSIONER DAVIS: So quick question. Who is going to  
16 manage that facility?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Construction of the  
18 building is managed by --

19 COMMISSIONER DAVIS: I'm sorry. I apologize. When it's a  
20 month's completion of construction, who's going to manage that?  
21 Seven Kings is going to manage that?

22 INTERIM EXECUTIVE DIRECTOR EVANS: No, that's managed by  
23 the City of Riviera Beach, by Terrence Bailey.

24 COMMISSIONER PARDO: That's not true.

25 COMMISSIONER DAVIS: No, once the construction is



1 completed.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Right. Oh. Right.

3 COMMISSIONER PARDO: Seven Kings --

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, Seven Kings will  
5 operate the facility once completed, yes.

6 COMMISSIONER DAVIS: Are they going to share with some of  
7 these costs? How is that going to work if we're going to pay  
8 for -- we're paying for the construction, we're paying for the  
9 administrative fees. And is there some kind of structured deal  
10 to where we can get return of our investment back? Or how does  
11 that work?

12 INTERIM EXECUTIVE DIRECTOR EVANS: No, the building will  
13 belong to the City of Riviera Beach --

14 COMMISSIONER DAVIS: Okay.

15 INTERIM EXECUTIVE DIRECTOR EVANS: -- so the City is paying  
16 for the cost of construction. Seven Kings just operates it.  
17 All of the revenues they collect -- 95 percent of all the  
18 revenue collected goes to the City.

19 COMMISSIONER DAVIS: Okay.

20 CHAIR MILLER-ANDERSON: Anyone else?

21 Okay. Madam Clerk.

22 THE CLERK: Commissioner Pardo?

23 COMMISSIONER PARDO: Yes.

24 THE CLERK: Commissioner Davis?

25 COMMISSIONER DAVIS: Yes.

1 THE CLERK: Chair Miller-Anderson?

2 CHAIR MILLER-ANDERSON: Yes.

3 THE CLERK: Motion carries.

4 CHAIR MILLER-ANDERSON: Item number 5.

5 THE CLERK: Discussion of kids splash pads improvements.

6 INTERIM EXECUTIVE DIRECTOR EVANS: This is a presentation  
7 by Rod McLeod.

8 At our last CRA board meeting we discussed -- the board  
9 wanted to receive a presentation on how we could upgrade the  
10 splash pad that's been constructed at Marina Village. So we  
11 have worked with the person who built the pad for us. It's  
12 actually -- there's only one company in South Florida who does  
13 it. And so we have some construction estimates on some  
14 potential improvements that we could make to the facility.

15 And Rod will go through those for the board. And with  
16 board consensus we will then be able to put this project out for  
17 bid and bring you a contract to move forward.

18 MR. McLEOD: Good evening. Rod McLeod. I'm the Manager of  
19 Community Safety Initiatives and Public Safety Officer.

20 And as Scott said tonight, I'm to talk about the splash  
21 pad. To go back and get a little background, the early  
22 conceptual plans was for a fully integrated kids waterpark.  
23 However when they got to the pre-engineering stage they  
24 determined that the best was a kids waterpark with no  
25 interactive features. At the pre-construction, pre-bid they

1 further reduced \$80,000 to eliminate the jet controls which make  
2 it go up and down, dance, or a zipper effect. Another 19,000  
3 was further reduced to reduce jets and drains. All these items  
4 were eliminated or reduced before the construction bidding  
5 started.

6 Currently the splash pad runs from eight a.m. to five p.m.  
7 Spray height is set to maximum on all spray heads; and we have  
8 three designated splash puddles. And the splash puddles are  
9 used basically for toddlers so they have a place where they can  
10 play in the water.

11 We have just finished adding a new feature, which is a  
12 30-minute timer. This is going to save us water and chemicals.

13 The pump control. This is a critical piece. It's a custom  
14 controller. And there is only a single distributor in South  
15 Florida that handles that controller, and that's the company  
16 that did the installation for us. There's 47 different pump  
17 controls for the jets that spray the water. Each spray head can  
18 be adjusted in height but the maximum height for the county  
19 health department is 48 inches.

20 If we want to go to a fully interactive fountain we have to  
21 demolish the existing splash pad. We can utilize the same  
22 controller. And in this demolition they would install new jets,  
23 the water switching devices which can turn on and off the jets  
24 every five seconds. And you can choreograph the jets to make it  
25 fully interactive. The cost for this is between 350 and 450

1 thousand dollars. And the reason for the large spread is they  
2 don't know what they would be able to salvage out of the  
3 demolition.

4 CHAIR MILLER-ANDERSON: Let the record reflect Councilwoman  
5 Hubbard is on the dais.

6 MR. McLEOD: I'm sorry?

7 CHAIR MILLER-ANDERSON: I'm just saying Ms. Hubbard is  
8 here.

9 MR. McLEOD: The option without demolition is to do a  
10 fountain refit. And here they would actually put automatic  
11 valving mechanisms on each of the 47 control valves. And  
12 there's a picture of the control valves and the pipes up in the  
13 upper right-hand corner. This feature would enable the jets to  
14 be programmed so that they could do a dance or they could do a  
15 zipper, whichever we wanted. The estimated cost for this  
16 retrofit would be about a hundred thousand dollars.

17 Thank you.

18 Can I answer any questions?

19 COMMISSIONER DAVIS: Madam Chair.

20 CHAIR MILLER-ANDERSON: Go ahead.

21 COMMISSIONER DAVIS: On the estimate that you provided to  
22 us on those costs, how many different companies or vendors did  
23 you speak to to get to that cost?

24 MR. McLEOD: Beg your pardon?

25 COMMISSIONER DAVIS: How many different vendors did you get

1 to --

2 MR. McLEOD: I only went to the one vendor because the  
3 control unit, they only have the one vendor in South Florida  
4 that can actually do work on their control unit.

5 COMMISSIONER DAVIS: Are there any other companies that  
6 does that?

7 MR. McLEOD: Then we would have to replace the whole  
8 control unit.

9 COMMISSIONER DAVIS: Okay. Okay.

10 MR. McLEOD: And then you're looking at further costs --

11 COMMISSIONER DAVIS: Okay.

12 MR. McLEOD: -- above and beyond that 350 to 450 thousand.

13 COMMISSIONER DAVIS: Understood. Understood. Okay.

14 COMMISSIONER PARDO: Madam Chair.

15 CHAIR MILLER-ANDERSON: Yes.

16 Well, do we have any public comment cards for this?

17 MR. McLEOD: Beg your pardon?

18 THE CLERK: No.

19 CHAIR MILLER-ANDERSON: I'm speaking to Tamara.

20 Thank you.

21 Go ahead.

22 COMMISSIONER PARDO: Okay. So I don't -- Walter, my mic.

23 Whatever.

24 So it really doesn't make sense to rip up the -- to rip up  
25 what we have over there, right, and then spend another 350 to

1 400 thousand dollars to build something new.

2 I'm fine with the, you know, refitting everything. And  
3 also putting that button on, the 30-minute button. Because, you  
4 know, I consider myself a semi-environmentalist, and to go over  
5 to that park and see from 9:00 in the morning until, you know,  
6 the end of the day, that water running, and no one is in it...  
7 Every now and then you have a couple of birds, you know, flying  
8 by and, you know, hanging out in the water. But it really makes  
9 no sense. And I'm a little disturbed that that option wasn't  
10 given to us when they were constructing that.

11 MR. McLEOD: Yes. I agree.

12 COMMISSIONER PARDO: All of a sudden it is available  
13 because we're looking to do something with it?

14 MR. McLEOD: Quite frankly, I mean it's pretty much  
15 standard on spas and stuff, outdoor spas, where they have a  
16 timer.

17 COMMISSIONER PARDO: Well, yeah, and go down to Clematis  
18 Street, right, so they have something very similar and they  
19 determine when it goes on and when it goes off.

20 And also over at Calloway Park we have a splash pad.

21 MR. McLEOD: Well, the good news is it was installed last  
22 Friday, so that's now operational.

23 COMMISSIONER PARDO: Well -- and how much did that cost us?

24 MR. McLEOD: \$3500.

25 COMMISSIONER PARDO: Okay. So, you know, personally I

1 always felt that it was poorly constructed when we did it. And  
2 I guess for whatever reason the, you know, staff back when we  
3 were building it decided to, you know, cut costs. But I am okay  
4 with moving forward with the fountain retrofit, you know, for  
5 \$100,000. I think, you know, it just makes sense. If we're  
6 going to use it and we are going to have more activities down at  
7 the park, you know, so hopefully more families will be going  
8 down there and having their kids -- you know, bringing their  
9 kids and enjoying it.

10 You know, it isn't the best solution but I think for  
11 \$100,000 it gets us to where we want to be. Paying \$400,000,  
12 you know, to rip it up really doesn't make any sense. And if we  
13 ever did that I'm sure we'd have little Wanda over here, you  
14 know, and that would be the nightly news, the nightly exclusive,  
15 so...

16 COMMISSIONER HUBBARD: Madam Chair.

17 COMMISSIONER DAVIS: Madam Chair.

18 CHAIR MILLER-ANDERSON: Let the record reflect Ms. Davis  
19 Johnson is on the dais.

20 Ms. Hubbard, and then Mr. Davis.

21 COMMISSIONER HUBBARD: I'm definitely not for ripping it up  
22 and spending \$450,000, because I've always resented, resented --  
23 and I mean that word in its fullest sense -- resented the fact  
24 that it was taken out of the project from the beginning --

25 COMMISSIONER PARDO: Right.

1           COMMISSIONER HUBBARD:  -- because it's one of the only  
2 things down at this marina that would have been attractive to  
3 children.

4           So I can't imagine if a water saving device that only costs  
5 \$3500 was not put on there, because I'm sure we spent more than  
6 \$3500 on the water bill alone.

7           And this is what happens I think when we operate within a  
8 vacuum and we don't get input, you know, out -- all we hear is  
9 our own voices; and one department or one agent just that can  
10 only hear themselves thinking, and they're just thinking of  
11 these things by themselves.

12           But I agree we need -- and I'm glad the \$3500 device is  
13 added.  And I hope that the \$100,000 will give the kids at least  
14 an experience that they have to go all the way to West Palm  
15 Beach to Clematis, out here at this marina, that that fountain  
16 with that upgrade will provide that for the children out here.

17           CHAIR MILLER-ANDERSON:  Okay.  Mr. Davis.

18           COMMISSIONER DAVIS:  No, thank you, I pass -- refrain.

19           CHAIR MILLER-ANDERSON:  Okay.  Anyone else?

20           Thank you.  That's the end of item number 5.

21           Do we have any items tabled?

22           INTERIM EXECUTIVE DIRECTOR EVANS:  No.

23           COMMISSIONER PARDO:  Well, Madam Chair.

24           CHAIR MILLER-ANDERSON:  Yes.

25           COMMISSIONER PARDO:  Okay.  So, Mr. Evans, you don't need a



1 motion to move forward with the \$100,000 improvement?

2 INTERIM EXECUTIVE DIRECTOR EVANS: No. The board consensus  
3 is good enough. We'll bring you an agenda item, we'll put the  
4 project out and we'll bring you a contract to complete the work  
5 so you can vote on the contract.

6 COMMISSIONER PARDO: Okay. Thank you.

7 CHAIR MILLER-ANDERSON: Any public comment cards?

8 THE CLERK: No, Madam Chair.

9 CHAIR MILLER-ANDERSON: Report from the executive director?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Not at this time, Madam  
11 Chair.

12 CHAIR MILLER-ANDERSON: Report from the general counsel?

13 MR. HAYGOOD: I don't have anything, Madam Chair.

14 CHAIR MILLER-ANDERSON: Discussion of the board? Start  
15 with -- anybody?

16 COMMISSIONER HUBBARD: No, huh-uh.

17 COMMISSIONER DAVIS: Nothing.

18 CHAIR MILLER-ANDERSON: Do we have a motion to adjourn?

19 COMMISSIONER PARDO: So moved.

20 COMMISSIONER DAVIS: Second.

21 (Meeting ended at 6:27 p.m.)

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## C E R T I F I C A T E

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3 THE STATE OF FLORIDA )

)

4 COUNTY OF PALM BEACH )

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6 I, Claudia Price Witters, Registered Professional Reporter,  
 7 certify that I was authorized to and did report the foregoing  
 8 proceedings at the time and place herein stated, and that the  
 9 foregoing is a true and correct transcription of my stenotype  
 10 notes taken during said proceedings.

11

12 IN WITNESS WHEREOF, I have hereunto set my hand this 3rd  
 13 day of December, 2017.

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16

17



18 CLAUDIA PRICE WITTERS  
 Registered Professional Reporter



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## ADJOURNMENT

The CRA Board Meeting was adjourned at 6:27 P.M. The minutes were approved  
by the Board of Commissioners on \_\_\_\_\_.

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KaShamba Miller-Anderson, Chairperson

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Interim Executive Director Scott Evans

/cw  
Florida Court Reporting