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REPORT OF THE PUBLIC WORKS COMMITTEE MEETING HELD ON MAY 23, 2000

I. CALL TO ORDER AND ROLL CALL

Chairman Allen Wyett called to order the meeting of the Public Works Committee at 10:00 a.m. on Tuesday, May 23, 2000, in the Town Council Chambers. On roll call, Chairman Wyett and Committee Member Sam McLendon were present. Town Council President Jack McDonald also attended the meeting. Also attending for all or part of the meeting were: Town Manager Robert Doney; Assistant Town Manager Tom Bradford, Fire-Rescue Chief Ken Elmore; Assistant Fire-Rescue Chief Kent Koelz; Director of Public Works Al Dusey; Town Engineer Jim Bowser; Police Chief Frank Croft; Planning, Zoning & Building Director Bob Moore; Human Resources Analyst Carla Kneipp; Risk Coordinator Karen Temme; and Town Clerk Mary Pollitt.

II. APPROVAL OF AGENDA

The agenda was approved as written.

III. TOWN HALL NEEDS STUDY

A. CONSIDERATION OF TOWN HALL NEEDS STUDY ALTERNATIVES

Public Works Director Al Dusey referred to his memorandum dated March 30, 2000, which was presented at the April 11th Town Council meeting including the issues of parking requirements and alternatives and available leased space from Love Realty. He said his memorandum dated February 18th summarized alternatives and the costs of the alternatives. After the Town Council meeting, Mr. Dusey said he believed two options

were under consideration by the Mayor and Town Council: 1. Build a fire station on the Beaumont Parking Lot - renovating Town Hall, providing additional parking by acquiring and improving 150 Australian Avenue; and 2. Build a Planning, Zoning & Building Department on the Beaumont Parking Lot - renovating Town Hall and provide additional parking.

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Fire-Rescue Chief Ken Elmore identified existing problems with the current facility include garage space built in 1927 for vehicles that were much smaller than existing equipment. He cited safety issues that occur when the fire trucks exit the Central Fire Station, and the most desirable exit access location would be the Gray gas station property, although a building on the Beaumont lot could be set back far enough to provide a turning radius for exiting the property. Chief Elmore said EMS services have been added since the station was built and this requires additional vehicle space and storage for supplies.

Planning, Zoning, and Building Director Robert Moore said his department had only 47% of the space that normally would be allocated to a department of its size, and he was looking at other arrangements for space in addition to long range planning. Mr. Moore reported that he was in negotiations with Burton Handelsman, owner of the property at 375 County Road, to lease 8,000 square feet of space and had not received a dollar amount for that space after initial negotiations were completed. Mr. Moore said his department has planned during the last two years for the space level necessary to maintain the current and future needs for inspectors and clerical support staff.

Police Chief Frank Croft said the Police Department has a significant problem with vehicle maintenance because the garage is located in West Palm Beach, and the logistics involved with transporting police cars back and forth is not cost effective from a time and transportation standpoint. He said any new Fire-Rescue building should include a place for a mechanic to work on Police vehicles. Additionally, more room is needed for a training room, storage, and other Police activities. Chief Croft said the plan is to add 3,000 square feet to the first floor of the existing Police Station and that was part of the original design fourteen years ago. The cost was estimated to be approximately \$280,000 and is included in the presentation before the Finance & Taxation Committee meeting to be held on May 31st.

Mr. Dusey responded a garage for Police maintenance was included in construction plans for the Beaumont lot regardless if the Fire-Rescue Department or Planning, Zoning & Building Department was in the building.

Burton Handelsman explained his position regarding the leasing of approximately 8,000

square feet of office space to the Town at 375 South County Road, and said he planned to accommodate the Town's needs within reason. Fifteen parking spaces are included with the potentially leased space. He mentioned that the second floor of 350 South County Road would also be available for leasing to the Town.

Mr. Wyett said he understood from a private investor that the Gray gas station property had a bad environmental report related to contamination problems. Mr. Wyett said he thought a copy of that report could be obtained from the private investor who had been interested in purchasing the property.

Mr. Dusey said he understood the first offer from owners of the gas station property was an opening price, but the Town Council rejected that site as an alternative but it could be reopened if the Town Council chose to do that. He said although the location was ideal for surface parking and functioning of the Fire-Rescue Department, the price discouraged further participation by the Town.

Mr. Wyett said his first premise was to examine the needs of the Fire Department to determine if that were the first priority, and the needs of the Building Department could be met utilizing several locations.

Assistant Chief Kent Koelz said the Fire-Rescue Department considered the gas station as the preferred site for a new structure to meet their needs.

Mr. Bowser reported he thought the gas station's value was approximately \$2.5 million, but that amount did not take into consideration any environmental assessment.

After discussion, **THE COMMITTEE RECOMMENDED THAT STAFF INCLUDING THE POLICE DEPARTMENT, THE FIRE-RESCUE DEPARTMENT, THE BUILDING DEPARTMENT, THE PUBLIC WORKS DEPARTMENT, AND THE TOWN MANAGER MEET TO RECOMMEND THE BEST COURSE OF ACTION BASED ON THE INFORMATION DISCUSSED AT THIS MEETING AND CONSIDERING LONG TERM AND SHORT TERM NEEDS OF ALL DEPARTMENTS.**

Mr. Dusey said staff would meet before June 13th to attempt to arrive at a consensus for a course of action.

Mr. Handelsman said he heard several issues raised at this meeting and the top floor of 375 S. County Road could be made into a condominium owned by the Town thus saving the taxes and reducing the rental costs by more than one third. Mr. Handelsman said there are ways to enter into a lease arrangement with the Town, giving the Town

the option to purchase the condo unit at a later date with perhaps five years to make that decision.

Mr. Wyett suggested the Building Department contact Les Evans for a copy of the environmental study that was prepared for the Gray's Mobil Station property.

Mr. Wyett suggested the following questions be addressed by the Staff prior to the June 13th Town Council meeting:

1. If the Town rents the space at 375 S. County and renovates Town Hall, would that provide a large enough gym to allow use by the Police Department?
2. Would Town Hall renovation provide enough storage space for the Fire-Rescue Department?
3. Would Town Hall renovation provide space for an additional emergency vehicle in the expansion of the Fire-Rescue Department?
4. Would the Police Department's concern for vehicle maintenance be addressed with Town Hall renovation?

Mr. Wyett suggested the establishment of an Enterprise type fund, allocation of revenue, for the construction of a new building or major remodeling in the FY2001 budget.

B. REVIEW OF APPRAISAL OF 150 AUSTRALIAN AVENUE AND DETERMINE ACTIONS, IF ANY

Mr. Wyett expressed his disappointment after reviewing the appraisal for 150 Australian Avenue and considered it faulty as it did not compare prices of like items. He said when he compared like properties in the report, his figure was in the range of \$40 per square foot for the 150 Australian Avenue property.

Mr. Dusey responded he would ask the appraiser to justify the choices of property used in the appraisal report. Town Engineer Bowser reported the appraised value at the County Property Appraiser's office was in the range of \$450,000 to \$475,000 which was usually 80 - 85% of the actual value.

Mr. Moore reported that all of the buildings on the lot are landmarked, and that is an impediment to buying that property and demolishing all of the buildings.

Mr. Bowser said only twenty parking spaces would be allowed on the property without variances being granted, and that was a correction over the number of spaces originally presented to the Town Council.

THE COMMITTEE RECOMMENDED THE APPRAISAL BE REVIEWED TO DETERMINE IF THE APPRAISAL WAS ACCURATE OR IF THE AMOUNT SHOULD BE LESS.

IV. ANY OTHER MATTERS

There were none.

V. ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

Allen Wyett, Chairman

Sam McLendon, Member

Prepared by:
Mary A. Pollitt
Town Clerk