

COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, February 2, 1998
Planning, Zoning & Building, 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Allen Webb, Engineering
Allen Trefry, ERM
Amin Houry, PBC Housing & Community Development
Bill Cross, HCD
Bob Mitchell, PBC Health Department
Capt. Michael Gauger, Palm Beach County Sheriff's Office
David Rafaidus, PBC Community Services
Denise Malone, PZ&B Planning
Don Grund, PBC Parks & Recreation Department
Greta von Unruh Cross, Neighborhood for Partnership Initiatives
James Tuttle, PBC Traffic Engineering
Joanna Aiken, Solid Waste Authority
Jon MacGillis, PBC Zoning Division
Kathleen Owens, Fire Rescue
Madeline Hart, CCRT Secretary, PZ&B, Planning
Pam Nolan, Economic Development
Penny Anderson, Countywide GIS
Rafael Romero, ERM
Ray Loften, L.W. West Pilot Area
Richard Morley, PZ&B Planning
Ronald Ross, LWRC Resident
Ruth Moguillansky, PZ&B, Planning
Stephen McGrew, Water Utilities

CALL TO ORDER

The meeting was called to order by *Ms. Ruth Moguillansky* at 10:00 a.m.

I. INTRODUCTION

Ms. Moguillansky welcomed everyone to the first meeting of the new year and wished the group continued success in 1998. *Ms. Moguillansky* reminded the Team of what its mission is and gave each member a booklet containing the agenda for the meeting and reading materials of interest regarding CCRT activities, particularly on the Lake Worth Corridor and the Pilot Project.

Ms. Moguillansky introduced two new staff members: *Ms. Greta vonUnruh Cross* of the Planning Division, as the official Community Liaison and *Madeline Hart* as the new CCRT secretary due to *Sheila Bernstein* leaving the Department.

II. CONTAMINATION PROBLEMS IN THE LAKE WORTH ROAD CORRIDOR

Ms. Moguillansky, introduced Allen Trefry, Environmental Director, of the Water Resources Division of ERM. Mr. Trefry educated everyone on the State Clean Up Fund that is currently in a bankrupt state and indicated that funding, for all cleanups of petroleum contaminated sites without prior State approval, has been stopped. He stated that cleanup costs typically range from 30 thousand to 250 thousand dollars. Mr. Trefry introduced Rafael Romero of this Department and asked him to talk on how cleanup areas are scored and prioritized, and to discuss the U-haul site located within the Corridor. Mr. Romero explained contaminated sites as those with extensive ground water or soil contamination problems. He noted that contaminated sites are scored on a 10-100 basis with 100 being at the highest risk. Sites ranging from sixty-five and above are generally slated for funding through the reimbursement program, and that the U-haul site was scored as a 39. Mr. Romero further indicated that some initial work had been performed, however, there is no current funding mechanism to provide a further cleanup, unless at the owner's expense.

Mr. Trefry gave an overview of "Brownfields". Brownfields are undervalued, underutilized or underdeveloped sites due to contamination or the perception of such. He said that, upon further analysis, the corridor as a whole may qualify as a Brownfield, and the group may want to look into the feasibility of such.

III. PROGRESS REPORTS/ACTION ITEMS

David Rafaidus was the designated time keeper, and Jon MacGillis the note taker.

A. Lake Worth West Pilot Project - Old Items

⇒ Park Improvements:

Don Grund reported for Tim Granowitz who was unable to attend. He reported on the Sanders Drive Park which is presently under construction. *Ms. Moguillansky* informed the Team that the approval for the purchase of the Harris Park property is on the Board of County Commissioners (BCC) agenda for Tuesday, February 3. A short discussion on lighting in the park took place. Mr. Grund indicated the Parks Department does not like to install lighting for night time use of the park, due to neighboring resident considerations.

Necessary action: *Ms. Moguillansky* asked Stephen McGrew, Allen Webb, and Ron Ross to attend the BCC hearing on the 3rd, in case any problems or questions need to be answered. She mentioned, if the BCC approves the purchase of the park, a ground breaking ceremony should be considered, and requested Greta Von Unruh-Cross to work with Parks and the Resident Planning Group to organize this event.

⇒ Speeding Problem *Ms. Moguillansky* indicated that temporary measures should be set in place along Vermont, Maine and Urquhart, until the speed bumps are installed as part of the paving and drainage improvements.

Necessary action: *Ms. Moguillansky* asked the secretary to schedule a meeting with Jim Tuttle, Allen Webb, Charles Walker, Ron Ross and herself to discuss these items.

⇒ Footbridge: Discussions were held on the placement of a foot bridge over the L-13 canal. Mr. Webb indicated that two signatures granting an easement were obtained from property owners. Mr. Ross presented a letter from residents regarding this issue.

Necessary action: Allen Webb will continue to work on this item and present a status report at the next meeting.

⇒ Community Policing: *Capt. Michael Gauger* reported that due to being promoted and reassigned to another area, the community policing matters will, in the near future be assigned to someone else. However, he will continue to serve on the CCRT. Mr. Gauger further indicated that by October, community policing will be transferred to each District Captain. He mentioned that crime activity was moving to 2nd Avenue, that the Department was short handed, and that deputies are looking for better lighting along 2nd Avenue.

Necessary action: Capt. Gauger will bring Mark Vanena, the new Lieutenant in charge of the Community Policing Program to the next meeting. Ms. Moguillansky requested that Jimmy Hightower, the deputy assigned to the Pilot area, attend the CCRT meetings. This will help keep the CCRT informed on crime issues in the area, and learn about the interactions Mr. Hightower has with the residents.

⇒ Right-of-way Situation: *Allen Webb* reported on the Vermont Avenue progress. He stated that bids have been advertized and selection of appraisals will be made within 30-45 days. *Mr. Webb* said that another deed for Maine Street was received, but does not meet the 90% requirement. He further indicated that Engineering is working on the drawings.

Necessary action: Engineering to obtain the final deeds. Ron Ross will send letters to all area property owners updating them on current activities and to ask for their input and signatures for the deeds.

Urquhart Street: Discussion regarding the options of speed bumps, converting the street to a dead end, or maintaining a connection to Military Trail took place.

Necessary action: Engineering will send a letter to area residents to inform them on the proposed paving and drainage improvements on the road and solicit input.

⇒ Water Improvements: *Stephen McGrew* informed the team that permit applications have been submitted for Vermont, Main & Poinsettia and are being reviewed internally. As of this date, he has not heard from the permit agency. He also noted that he was waiting for comments from various agencies prior to submitting for a permit. Mr. McGrew mentioned that advertising for bids will take place in February, and that construction should start in May.

Necessary action: Ms. Moguillansky requested that Greta von Unruh-Cross plan a ground breaking ceremony for the water main construction.

- ⇒ Community Organizing: *Greta von Unruh-Cross* indicated that as a full time employee for the County, her role in the pilot area will be changing. She feels the community is ready and able to take over for themselves and that her services will be a technical role. Mr. Loften mentioned that residents are thinking about establishing a nonprofit status for the community and said that PNI offered its help in obtaining this status.

Necessary action: The following is to be completed and brought to the next meeting: Greta to prepare a status report on organizing efforts in the pilot area work program, and Ron Ross will submit the group's goals for 1998. It was suggested that Mr. Ross get together with the core group and Greta to discuss the community's needs and what will be needed from the community liaison and the CCRT on an ongoing basis.

Lake Worth Road Corridor - Old Items

- ⇒ Map Depicting Improvements within the Corridor: Ms. Moguillansky reported for Ms. Grimm, that the map was completed and presented to Commissioner Newell.

Necessary action: The Team must notify Ms. Grimm of any changes, so that she can update the maps.

- ⇒ Potential Annexation of Subarea 1: Richard Morley indicated that he had provided the City with a cost analysis in December. He also stated that OFMB has completed an analysis of impact the annexation of the LWRC subarea 1 would have on the Villages' Tax Base.

Necessary action: Ms. Hart is to schedule an in-house meeting *with Richard Morley, Ruth Moguillansky, Greta vonUnruh-Cross, Frank Duke, and Kathy Owens* to discuss the "Strategy" on how to proceed with annexation in the Lake Worth Corridor.

- ⇒ CDBG Application: *Amin Houry* stated that the applications are being reviewed by the Community Development's Planning staff and should be completed by February. *Mr. Houry* also had some questions regarding funding amounts requested and whether projects' would/could be phased.

Necessary action: *Ms. Moguillansky* requested that Mr. Webb and Mr. McGrew meet to discuss strategy/funding issues, determine how the project could be phased and, at the next meeting, inform the team of their decision. The project's phasing will be forwarded to Housing and Community Development via memorandums.

- ⇒ LWRC Charrette: *Ms. Malone* reported that in mid-January she met with the Consultants and, at this time, they are gathering information for the charrette which is targeted for the month of April. The Charrette is expected to be a Friday-Saturday event. *Ms. Moguillansky* stated that the CCRT should be involved in the Charrette. *Ms. Malone* said that she will meet with Commissioner Newell on February 25 and the consultants will have the preliminary analysis drawings ready. She further indicated that a meeting with the consultants has been scheduled with some CCRT members to obtain additional information on the project area. As the

charrette process progresses, the CCRT subcommittee will become more actively involved.

Necessary action: *Ms. Malone* will continue working on this item with the consultants and will further define a timeline/schedule plan for the charrette.

- ⇒ Kenwood Estates Neighborhood Park: *Don Grund* reported that a meeting was held in September with the residents to identify potential park sites and further research is being undertaken on the potential sites for park development. He said that *Tim Granowitz* is working on identifying funds and then undertake a cost analysis.

Necessary action: *Ms. Moguillansky* requested a status report for the next meeting, March 2nd, which should include a potential site comparison and the cost/funding data.

- ⇒ U-Haul Site: *Bob Mitchell* asked that the Team consider doing a Brownfield Application through the proper agency (ERM)

Necessary action: *Ms. Moguillansky* suggested inviting someone from ERM to sit on the CCRT. *Mr. Mitchell* will look into the feasibility of utilizing the brownfield program for this site.

- ⇒ Kennedy Estates/Cinquez Park: *Ms. Moguillansky* said that she is meeting with Commissioner *Marcus* on February 5th to discuss how staff is planning to proceed with this area. She also requested that team members do not discuss any improvements with the residents at this time.

Necessary action: *Madeline* will schedule an in-house meeting with *Frank Duke*, *Ruth Moguillansky*, *Greta Von Unruh Cross*, and *Richard Morley* to discuss how to better proceed with *Kennedy Estates* and *Cinquez Park*. *Ms. Moguillansky* asked everyone notify her or *Mr. Morley*, ahead of time, of any meetings they are planning with town staff.

III. OTHER ITEMS OF INTEREST

- ⇒ *Ms. Moguillansky* asked that anyone who had not previously submitted their scoring for the *Country Club Acres* in the *Delray Beach* area to do so as soon as possible.
- ⇒ *Ms. Moguillansky* suggested that the CCRT have more publicity and that possibly, the way to achieve this is by doing a thirty minute video and video shorts to be aired on Channel 20.
- ⇒ Newsletter: *Ms. Moguillansky* announced that the Team will now have a Newsletter and *Greta vonUnruh-Cross* will be in charged. She indicated that the newsletter will provide general information on the CCRT and participating Departments, discussions on any activities being undertaken by the team. *Ms. Malone* suggested that the newsletter be done on a quarterly basis with the first coming out in March. *Mr. Loften* would like to see articles focused on the area

residents. Distribution of the newsletter is being looked into.

Necessary action: *Ruth Moguillansky* asked that everyone write a short biography and send it to Greta. She also asked the team to think of ways to distribute the newsletter to the residents.

⇒ *Mr. Loften* spoke on the street lighting in the Pilot project. He said that unlike those installed by Lake Worth Utilities, the lighting that has presently been installed by FPL is insufficient, and suggested that they come back and change them. *Mr. Loften* said that the lights are not uniform and the area is dark. *Mr. Loften* said that for the amount of money spent to do the job, FPL should be contacted so that the lights can be improved.

⇒ *Mr. Gauger* mentioned that the Homes of Lawrence community located on Hypoluxo is being watched by the Sheriff's Department because of unfavorable activity in the area. He further indicated that residents have become very active in the San Castle area and that a lot of activity to revitalize the area is occurring.

IV. QUESTIONS/COMMENTS

VI. NEXT MEETING DATE

The next CCRT meeting will be held on Monday, March 2, 1998

VII. ADJOURNMENT

The meeting was adjourned at 12:00 Noon

Minutes prepared by:

Madeline Hart, CCRT Secretary

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