

# Countywide Community Revitalization Team

Meeting of June 19, 2007

10:00 a.m. – 11:30 a.m.

Clayton Hutcheson Agricultural Bldg. Conf. Rm. B

## Minutes

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### Present:

Joanna Aiken, Solid Waste Authority  
Tina Buttermore, PBCHD  
Robert Anderson, PBCHD  
Jorceline Cadet, P.B.C. Housing Authority  
Tripp Cioci, P.B.C. Property & Real Estate Management (PREM)  
Carol Clinton, Lake Worth West  
Renee Deese, Kenwood Estates  
Sgt. Rick Dempsey, P.B.C. Sheriff's Office  
Ruth Moguillansky-De Rose, P.B.C. Office of Community Revitalization  
Margaret Doucett, Royal Palm Estates  
Ed Frazier, Old Trail Resident  
Deputy Ken Gray, P.B.C. Sheriff's Office  
Cpl. Hamilton, P.B.C. Sheriff's Office  
Sylvia Jackson-Hamilton, P.B.C. Water Utilities  
Kai Jones, PACE EH (Watergate Estates)  
Edward Kaye, Westgate/Golfview Heights Resident  
Kathy King, Lake Worth West Resident Planning Group  
Deputy Kirkham, P.B.C. Sheriff's Office  
Deputy Lois Lamm, P.B.C. Sheriff's Office  
Joe Lombardi, Lake Worth Corridor  
Roy M. McGinnis, PACE EH/DOH  
Michael Marquis, P.B.C. Engineering Department  
**Present (Cont'd)**

Tonda Masson, Lake Worth Corridor Resident  
Captain Paul Miles, PBSO Dist 1

Cpl. N. Mitchell, P.B.C. Sheriff's Office  
Derrek A. Moore, City of Pahokee  
Deputy R. Mugridge, PBSO  
Bilal Mujahid, P.B.C. Water Utilities  
Satu Oksanen, P.B.C. Housing & Community Development (HCD)

Micheal Owens, P.B.C. Housing & Community Development (Planning Dept.)  
David Rafaidus, P.B.C. Community Services  
Rae Rose, Lake Worth Resident  
Mary Tarr, Old Trail  
Houston Tate, P.B.C. Office of Community Revitalization  
Deputy Dwayne Thomas, P.B.C. Sheriff's Office (District 3)  
Dean Wells, P.B.C. Building Division  
Anthony Wint, Zoning Division  
William Wynn, P.B.C. Office of Community Revitalization

**CCRT Members Absent:**

Dan Dumas, San Castle Community Leadership, Inc.  
Gerry Gawaldo, P.B.C. Palm Tran  
Tim Granowitz, Parks & Recreation  
Nancy Hashway, P.B.C. Health Department  
Capt. Ed Jablonski, P.B.C. Sheriff's Office  
Don Loutsch, Children Services Council  
Lt. Ed Luty, P.B.C. Sheriff's Office  
Chrystal Mathews, P.B.C. Office of Community Revitalization (OCR)  
Michael Owens, P.B.C. School District  
Houston Tate, Office of Community Revitalization (OCR)  
Gail Vorpagel, P.B.C. Code Enforcement Division  
Anthony Wint, Zoning Division

**I. WELCOME AND INTRODUCTION:**

Duane Gainer welcomed and thanked everyone for devoting their time and interest. He then mentioned that the agenda is short but the one item that will definitely be discussed by Mr. Tate will be the budget but reports will still be heard.

Mr. Gainer again introduced himself and stated there will be special introductions from the Health Department that will be done together. Mr. Gainer addressed Roy to begin the introduction of his esteemed guest. Roy first stated that they are looking forward to hearing from everyone. Next Roy then asked that Mike introduce the representatives from the Health Department. Once they completed their introductions Mr. Tate then introduced himself, OCR Manager and asked that everyone else introduce her or himself.

**II. REVIEW OF MINUTES:**

Mr. Gainer asked if anyone had any corrections, additions, or deletions to the March 14, 2007 CCRT minutes. There were none.

**III. REVIEW OF FOLLOW-UPS:**

Mr. Gainer stated that there were about four (4) follow-ups from the April 9, 2007 CCRT meeting and those individuals involved had been contacted.

Mr. Gainer talked about the REAP Graduation Ceremony. He stated that the attendance was very good and several Commissioners' attended the ceremony. At the ceremony, OCR presented Certificates of Appreciation to REAP participants, Commissioners, departments, organizations, and OCR staff for their dedication and commitment. He further asked Ruth Moguillansky-De Rose to handout certificates to recipients present at the CCRT meeting that could not attend the ceremony.

Ruth Moguillansky-De Rose commended LaToya Ricketts on a job well done in the coordination of the REAP sessions and the graduation ceremony.

#### **IV. DEPARTMENT UPDATES:**

##### **Bilal Mujahid, Water Utilities, reported on the following:**

- Coconut Road Project (South of Lake Worth Road/West of Davis Road) – The project is moving along on schedule. Anticipate mail out of connection letters to residents by February 22, 2008.
- Ranch House Road Project – The project has been completed. Connection letters were sent out and water has been connected.
- Old Military Trail – This project involves three (3) properties that were missed. The project should be completed within the next four (4) weeks.

Mr. Mujahid stated that he attended the REAP Graduation Ceremony. He commended LaToya Ricketts and OCR Staff on the REAP Graduation Ceremony.

Mr. Gainer asked community residents if they had any questions or comments for the Water Utilities Department.

Carlos Fernandez, from the Lake Worth Corridor area inquired about future plans the County has for the area north of Lake Worth Road on Cumberland Road. He commented that on Cumberland Road, the sewage ends on two (2) blocks on this road. Mr. Mujahid mentioned that Water Utilities has not been able, over the course of years, install sewer. He further mentioned that sewer is the most expensive of all amenities within a community, and that the first step toward the process of getting sewer in a community is for someone to initiate a petition requesting Water Utilities for a cost estimate. He also talked about property owners would have to be assessed 100% of the cost of the improvements.

Ruth Moguillansky-De Rose mentioned that there was only one CCRT project she can recall completed in 2001. It was the wastewater force main installation along the Lake Worth Road Commercial Corridor, specifically on Lake Worth Road from Kirk Road to Engle Road and on Congress Avenue from Lake Worth Road to 6<sup>th</sup> Avenue South. Ms. De Rose further mentioned that, as Mr. Mujahid stated, the cost of sewer is prohibitive. Mr. Mujahid commented that he would like to meet with Mr. Fernandez after the meeting.

**Pam Nolan, Economic Development, reported on the following:**

- Canal Point Low Pressure Sewer System – The bidding process deadline is May 22, 2007. There were two separate bids: one for the sewer plant and one for the sewer lines. There are some issues with lines at the sewer plant but the project is moving forward.
- Business Frontage Program – The program is being implemented in the Glades area. The LORE (Lake Okeechobee Regional Economic) alliance is handling this project; and will be putting out an RFP for Architects. They will be looking at what areas would have a greater impact.

Mr. Gainer inquired about CCRT funds for the Pahokee and the Canal Point Sewer projects. She commented that the CCRT gave the most significant funding for the project, and mentioned the different funding sources for both projects. Mr. Gainer further inquired about CCRT funds for sewer repairs. Ms. Nolan began to explain the cost for the repair and stated that south of the plant, the cost is significant.

Mr. Mujahid inquired if there were any engineering consulting services that Water Utilities could provide for the project. Ms. Nolan commented that she has been working with a former Engineer but any assistance that the Water Utilities Department could provide would help.

**Tripp Cioci, Property & Real Estate Management, reported on the following:**

- Park for Watergate Community (Boca Raton) – PREM is waiting for the contract for property acquisition to be signed. An environmental assessment and appraisal will be ordered once there is an executed contract.

**Michael Marquis, Engineering, reported on the following:**

- Clinton Cambridge, Kid & McConnell Road – The project is out for bid and anticipates to award contracts in a couple of months. Anticipate construction should start in September.
- Cinquez Park – Plans are still progressing and are 40% complete. Had a meeting with property owners about acquiring easements. Acquiring easements has to be done prior to moving forward with the design.
- Royal Palm Estates – The design is nearly finished. In the process of obtaining permits. Financial issues still need to be resolved before bidding the project.

Joe Lombardi, from the Lake Worth Corridor area, had a concern regarding Canal Road (Canal 11 between Kirk Road & Davis Road). He stated that the construction of the road started several years ago, and the road is still not finished. The road is in need of paving very badly. The kids walk along this road. Ms. Mognillansky-De Rose commented that OCR will look into this issue and will get back with him.

Sgt. Rick Dempsey inquired whether Mr. Marquis was aware of land being purchased by the School Board for a school. Michael Marquis responded, no. Mr. Gainer asked if he was referring to Stacey Street and stated that the School Board representative is not here today to address this question.

Sgt. Dempsey further inquired about a bid that perhaps the school board cancelled. Mr. Gainer explained that the School Board met with OCR, and they wanted to meet with the community to get their input on building the school in the neighborhood. Mr. Gainer stated that OCR would contact Michael Owens, School Board Representative, regarding the status of the school.

**Sgt. Rick Dempsey, Sheriff's Office, reported on the following:**

- Caroline Park Grand Opening Ceremony – He thanked OCR and Parks & Recreation Department for the ceremony. He stated that the park is going to be a great help for the community.
- Community Policing Officers – The Deputies are gradually being placed back into the neighborhood sites. He mentioned that Major Dan Smith is now in charge of Community Policing.

Mr. Gainer inquired about the status of the Putting Kids First event. Sgt. Dempsey responded that school begins on August 22<sup>nd</sup>, and they are looking at August 11<sup>th</sup> for putting on the event.

**V. RESIDENT/OCR UPDATES:**

**Brendhan Horne, Royal Palm Estates Leader, reported on the following:**

- Park Grand Opening Ceremony – The event was fantastic. He thanked Parks & Recreation, CCRT, OCR Staff, the Sheriff's Office, and Kenwood Estates (for use of equipment), for everyone's assistance. He further stated that the neighborhood is very thankful for the park.
- Neighborhood Cleanup – The cleanup went really well. There were more people that showed up to participate in the cleanup than he expected; included Code Enforcement Officers, and the Sheriff's Office. They picked up a ton of various items to be dumped. With the help of Joanna Aiken, from the Solid Waste Authority, it was all taken away.
- The neighborhood is still interested in finding out information on the road and sidewalks projects. He commented that the planned road improvement project is not a new project and inquired about the funding allocated for this project.
- Storm drainage – is needed along Wallis Road; in addition to sidewalks. He requested that storm drainage be looked at together with sidewalks.
- Streetlights – Working on getting petition signed. He is having a problem with several locations in the neighborhood in regards to the petition and is requesting assistance with Azalea Court, which appears to have (3) different ownership management groups; and the rental apartments (next to Azalea Court). He visited the complex many times and found the manager's office locked.

**V. RESIDENT/OCR UPDATES: (Cont'd)**

**Brendhan Horne, Royal Palm Estates Leader, reported on the following: (Cont'd)**

- Empty lots (southwest corner of Wallis Road & Haverhill Road) – He requested a meeting with Palm Nolan to discuss economic issues and business incentives. He further commented about a BP Gas Station that was dismissed or is no longer going to be built.
- Engineering/or Roads Department – He requested a copy of the CAD drawings for the road designs within Royal Palm Estates.
- Emails – He is experiencing an issue with receiving and sending emails to OCR staff: Ruth Moguillansky-De Rose, Chrystal Mathews, Duane Gainer, and LaToya Ricketts.
- REAP Graduation – He thought the graduation went very well. He also appreciated being able to participate in the REAP Sessions.

Anthony Wint, from the Zoning Division, addressed Mr. Horne's concern about report made about empty lots on the southwest corner of Wallis & Haverhill. He stated that the gas station project is still ongoing in the Zoning Division. It has not been dismissed. He further stated that there would be a DRO meeting on June 13<sup>th</sup>, 9:00a.m. at 2300 N. Jog Road (PZ&B).

With regards to the Royal Palm Estates road improvement project, Mr. Marquis clarified that he did not say that this was a new project. Engineering is still working on the same project. It has not been stopped or started over. The project does not include the sidewalks on Wallis Road. This is completely a separate, and new project as it has not been brought to the Board yet. The biggest problem when looking at the potential of installing sidewalks along Wallis Road is that the right-of-way is only 40ft wide. Mr. Horne further expressed that if the BP station project is approved, sidewalks are not going to become an issue, but a necessity. Ms. Moguillansky-De Rose further stated that the desired sidewalks on Wallis Road are not part of the road improvement project approved by the Board. The main issue today is the additional funding needed (more than \$700,000) for the road improvement project, and OCR is working with Engineering and the Commissioner's Office to identify potential sources of funding to be able to bid the job. Mr. Horne acknowledged that he understood.

Jackie Carr, Orleans Court resident, commented on her concerns regarding association fees in her development, and the type of things the association should be providing to the community given the collected fees. Anne Helfant, Assistant County Attorney, responded that this a private organization, and the County could not get involved. Ms. Carr further inquired about lighting for the community. Audley Reid requested more information from her. Ms. Carr responded that there is a need for more lighting on the main street. They are having car thefts and crime issues.

LaToya Ricketts, OCR staff, suggested that Ms. Carr contact the Office of Equal Opportunity, Fair Housing Division regarding the homeowner association.

Lorraine Gross, also Orleans Court resident, stated that she was a participant in the REAP sessions. Ms. Gross commented on, and is requesting assistance with a concern regarding the need for a recreation area for the kids in the community. Also, the community needs a location for the residents to meet and hold events.

Sgt. Dempsey commented on concern with crime in the Orleans Court community. He suggested establishing a crime watch committee and asked her to contact Capt. Paul Miles or Lt. Jeff Poise with the Sheriff's Office at 688-3600 for further assistance with establishing a crime watch. This is his jurisdiction.

The group began to make suggestions regarding a meeting place for the Orleans Court residents. The group suggested contacting Clayton Hutcheson, churches, and local library.

Tonda Masson, Lake Worth Corridor representative, expressed a concern regarding activity in the Home Depot parking lot area. She stated that people are using the parking lot as a restroom, and sleeping & living there. This activity has been stated at the COP meetings, and reported to several Deputies of the Sheriff's Office. She is requesting assistance with this issue. Ms. Masson further commented that on the corner of Lakewood, at the Tabernacle Church, people are also living behind the building on this property. Also in the Lake Worth West community, off Golf Street on Maleucca, there is graffiti on the dumpsters, the barricades, and the fences.

Ms. Masson further inquired about the status of the new Senior Citizen Center building. Ms. Mogueillansky-De Rose responded that OCR staff would follow up on this item and let her know about the status of this project.

Sgt. Dempsey commented regarding the dumpster behind Home Depot. He stated that arrests are being made under criminal infractions. He mentioned that there is an active cleanup going on in the neighborhood.

Ms. Gross inquired about the status or availability of FEMA trailers. Mr. Gainer stated that he would get this information for her. Chrystal Mathews referred her to Housing & Community Development (233-3600).

Gloria Zimmerman, from the Area Agency of Aging, commented that the organization is interested in putting together a list of senior citizen contact information in the CCRT neighborhoods to find out their needs, such as weather related issues or other emergency response issues. She is requesting OCR's assistance in trying to establish contacts with the CCRT communities. She asked to meet with someone after the meeting.

## **OCR STAFF UPDATES:**

### **Duane Gainer, OCR Staff, reported on the following:**

- **MOCK Disaster Drill** – OCR is on a team; along with Ms. Zimmerman and Ms. Eldam. They met at Okeeheele Park for this drill as if a storm had reached the county. He began to explain the drill to the group. He stated that as a County, we are a lot more prepared for this hurricane season. Mr. Gainer further stressed that we still must be individually prepared to sustain ourselves for at least 3 to 5 days after a hurricane.

## **VI. QUESTIONS/COMMENTS:**

Renee Deese, Kenwood Estates representative wanted to know when the funds were actually approved for the community center. She found out through the Gazette about approval of the funds but she was not aware of it. Ms. Moguillansky-De Rose explained that \$250,000 has been allocated to this project. In December of 2006 as part of the FY 06-07 budget, the Board approved funding for this project. She further stated that a meeting is being planned with Audrey Wolf, from PREM, to see what would be the best way to proceed with this project. Ms. Deese expressed her gratitude for the funding allocated.

## **VII. ADJOURNMENT:**

- The next GTAC meeting will be held on May 24<sup>th</sup> at Belle Glade City Hall. The next CCRT meeting will be held on June 19, 2007, (Tuesday), from 10:00a.m. – 11:30a.m. at the Clayton Hutcheson Building (Exhibit “B”).
- The Office of Community Revitalization will be providing the refreshments for the next meeting.
- The meeting adjourned at 11:30 a.m.

Minutes prepared by

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Joyce Harrell, OCR Secretary

\* **Note: In reference to the Activity Calendar for June & July, you may contact Joyce Harrell at 233-5311 or make an announcement at the next CCRT Meeting. Thank You.**

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