



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
INFRASTRUCTURE TASK FORCE ADVISORY COMMITTEE  
FORT LAUDERDALE EXECUTIVE AIRPORT  
RED TAILS CONFERENCE ROOM  
6000 NW 21 AVENUE, FORT LAUDERDALE, FLORIDA  
MONDAY, OCTOBER 2, 2023 – 2:00 P.M. TO 4:30 P.M.**

**January-December 2023**

**Attendance**

Marilyn Mammano, Chair	P	8	0
Peter Partington, Vice Chair	P	6	2
Gerald Angeli	P	6	2
Shane Grabski	P	6	1
James LaBrie	P	9	0
Michael Lambrechts	P	6	2
Michael Marshall	P	4	3
Marta Reczko	P	1	1
Roosevelt Walters	P	8	0
Ralph Zeltman	P	10	0

As of this date, there are 10 appointed members to the Committee, which means 6 would constitute a quorum.

**Staff**

Chris Bennett, Assistant Director of Public Works – Strategic Support  
Greg Chavarria, City Manager  
Vickie Beauvais, Senior Administrative Assistant  
Laura Reece, Director, Office of Management and Budget  
Jamie Opperee, Recording Secretary, Prototype, Inc.

**Communication to the City Commission**

None.

**1. Call to Order**

**i. Roll Call**

Chair Mammano called the meeting to order at 2:02 p.m. Roll was called and it was noted a quorum was present.

**ii. Approval of Agenda**

**Motion** made by Mr. Walters, seconded by Vice Chair Partington, to approve. In a voice vote, the **motion** passed unanimously.

**iii. Approval of Previous Meeting Minutes – September 11, 2023**

**Motion** made by Vice Chair Partington, seconded by Mr. Zeltman, to approve.

Mr. Grabski noted a correction to his attendance, which should reflect 7 meetings rather than 6. Mr. Zeltman stated that his attendance should reflect 9 meetings.

Mr. Zeltman also requested a correction to p.9, paragraph 6: “inflow and infiltration” should be “infiltration and inflow.”

In a voice vote, the **motion** passed unanimously (as corrected).

New member Marta Reczko introduced herself at this time.

**2. Old Business**

**i. City Hall Replacement**

Laura Reece, Director of the Office of Management and Budget, introduced Nicky Kolios of Zencity, who gave a presentation on how surveys are managed for Fort Lauderdale.

Mr. Kolios explained that Fort Lauderdale uses a power engage platform, which includes a landing page to inform residents about major projects and initiatives in infrastructure, development, public safety, education, and other concerns. Each project has its own landing page, and each of those landing pages allows for community engagement through various methods, such as surveys and/or message boards. Residents may participate in this engagement either online, by QR code, or through kiosks at in-person events.

Mr. Kolios reviewed the City’s landing page, which lists existing major projects. The City Hall rebuild would be included among these and would reflect basic information such as a project timeline, videos/photos, supporting documents, and surveys and/or message boards.

Vice Chair Partington commented that approximately 10% of City residents participate in public engagement, while the remaining 90% was less likely to visit the landing pages for projects. He asked how this larger percentage would be accounted for. Mr. Kolios replied that Zencity’s intent is to make engagement as simple as possible for the maximum number of individuals. They work with the City Staff members who are responsible for projects to determine the best way to reach a broad spectrum of residents across the community. This is typically achieved through a combination of online and in-person engagement, using different in-person opportunities for

participation. This may include members of the public who visit City Hall, libraries, recreation centers, and events.

Mr. Walters requested additional clarification on the type of engagement that will be offered through this platform, including the target audience and method of information distribution. Mr. Kolios stated that there are multiple opportunities for engagement, including:

- Collateral information that is available to all, including documents and contact information
- Surveys
- “Idea boards,” which allow respondents to provide their ideas to a response team as well as to up- or downvote existing ideas
- Message boards

Mr. Kolios continued that while Zencity does not distribute information for the City, they offer support for the City’s distribution. He would work with Staff to ensure the information is available to the maximum number of residents, using multiple avenues to reach a cross-section of the community.

Mr. Walters expressed concern that members of the community who may not attend City Commission meetings are likely to be the same members who may not regularly use libraries or attend homeowners’/civic association meetings. He emphasized the importance of making an effort to reach this population.

Mr. LaBrie asked if Zencity collects information on residents such as neighborhood location, longevity of residence in the City, or level of education. Mr. Kolios explained that the company does not collect this type of information.

City Manager Greg Chavarria emphasized that today’s presentation covers only one type of engagement. The City will provide comprehensive survey questions to capture responses. These surveys can be brought to the Committee before they are made available to the public. He added that one visioning session will be offered for each City Commission district in order to engage groups such as homeowners’ associations.

Chair Mammano observed that while the presentation has addressed some aspects of public engagement, there is still a need to ensure adequate distribution of information throughout the City, as well as the materials provided to the public and the questions asked of them.

Ms. Reczko advised that it will be critical to provide location information, including geographic information systems (GIS) data so residents will be aware of what is proposed near them. She suggested that in addition to offering surveys online or via QR codes, they could also be mailed to residents with tax assessment information and/or utility bills.

Mr. Chavarria thanked the Committee for agreeing to partner with the City to generate feedback on the City Hall project, including both conceptualization and potential design. He emphasized that surveys and landing pages are only one component of public outreach: other methods, such as a “telephone town hall,” may be used as well to reach every resident with a registered phone in Fort Lauderdale. This will help generate a comprehensive level of feedback from all communities for the City Commission to consider.

Mr. Chavarria introduced Sheryl Dickey, President of Dickey Consulting Services, which has facilitated workshops and charrettes in Fort Lauderdale and throughout South Florida for more than 25 years, partnering with various design firms, planners, and architects. Anson Stuart, President of the Fort Lauderdale chapter of the American Institute of Architects, explained that the Institute will lend its expertise in guiding the public involvement process.

Ms. Dickey advised that for the first workshop, her team proposes reviewing the guiding principles for City Hall as well as seeking input from attendees. Her team will show visuals of previous City Hall buildings so residents can see how City Hall has evolved over time. She also recommended allowing the public to hear ideas already proposed by the City Commission for the new City Hall and provide their input on these proposals. She noted that the first meeting will not be a design workshop, but will seek conceptual feedback. Chair Mammano suggested including an inventory of current City-owned buildings and their locations.

Chair Mammano asked if Ms. Dickey was in favor of asking the general public where they felt the new City Hall should be located, pointing out that responses are likely to be “all over the place” at this point in the process. Ms. Dickey replied that each of the workshops will include breakout tables staffed by facilitators, who can help prioritize the responses if that is the format the Committee wishes to follow.

Mr. LaBrie stated that he felt the City Commission had determined the new City Hall would be located Downtown, although they had not decided the parcel or parcels on which it would be housed. Mr. Chavarria confirmed that a majority of the City Commissioners had agreed most provisional, temporary City offices would be Downtown; however, he has also received feedback for three prospective locations, including the current City Hall site, the existing federal courthouse, or the Transportation and Mobility (TAM) building.

Vice Chair Partington asked if it has been decided that some part of City Hall needs to be Downtown, adding that if this is the case, a starting point to the discussion would be to determine how much of City government would be there. Mr. Chavarria explained that this is part of a discussion of the functionalities City Hall will need to have, such as a customer service presence and space for meetings with elected officials. He felt a specific workshop will be needed to address this aspect alone. Ms. Dickey confirmed that she felt this would be appropriate for the second workshop.

Chair Mammano asked if Staff will take the information gathered at the first workshop to each individual district, or if each district meeting will address a different aspect of City Hall. Ms. Dickey replied that each workshop will include a recap of previous workshops.

Ms. Reczko noted that if a location other than Downtown is selected, the City will need to be able to tell residents why it is not in the same area as before, as other locations may be more difficult to access. She suggested that location could be determined in the final workshop.

Mr. Chavarria pointed out that all topics of this discussion are intertwined, and proposed it might be best for the public to provide input on their priorities. He also emphasized the importance of functionality in deciding how much space is needed.

Mr. Zeltman observed that it will be important for the Mayor, City Commissioners, and City Manager to provide certain constraints for the discussion, such as which Departments they would like to be included at City Hall. Ms. Dickey agreed, noting that when the current City Hall was built, the Commission had provided input on what they wished to be housed there.

Vice Chair Partington urged the Committee, Staff, and consultants not to be anchored to the past by what City Hall included in the 20<sup>th</sup> century, instead focusing on a design for the 21<sup>st</sup> century. He cited changes such as a decline in the need for office space, and noted that these changes, like available technologies, can occur very quickly.

Ms. Dickey confirmed that the workshops will address the topics raised by the Committee members, including allocation of space, amenities to be included, financing and procurement, and a recap of all topics at the end of the process.

Mr. Walters expressed concern that many residents have become accustomed to visiting one location for their needs as opposed to visiting a number of satellite offices in which different uses are housed. He was in favor of keeping the most crucial departments in one location for these residents, as they may have fewer transportation options available to them. He also pointed out that different sections of the City have different challenges, needs, and expectations.

Ms. Dickey confirmed that there will be different means of outreach for different parts of the City, including outreach to churches, libraries, parks, and other community facilities and centers. Outreach will also use a variety of social media platforms, with which the City will provide assistance. The workshops will also be announced at Commission meetings and through community association newsletters.

Mr. Angeli asked if there will be boundaries for the discussions at each workshop, focusing on specific aspects of the City Hall decision. Ms. Dickey confirmed this,

clarifying that each workshop will discuss the pros and cons of these aspects and will follow an outline for that discussion.

Mr. Lambrechts noted that the former City Hall opened in 1969, and asked if there are historic sources that can clarify any mistakes that were made at that time and how things could have been improved upon. Chair Mammano suggested reaching out to former Mayors of Fort Lauderdale and requesting their input at a roundtable. Mr. Angeli pointed out that other Broward municipalities may be able to offer advice as well.

Ms. Reczko commented that there should also be consideration of how services are being provided at present, when there is no single City Hall location. Mr. Chavarria advised that services are currently being provided at the Development Services Department, which is located on 19<sup>th</sup> Avenue. While it offers convenience for residents paying bills or seeking building permits, this location represents a challenge for City Staff, as it is a very small space. Vice Chair Partington again stated that many of the functions that required residents to visit City Hall in the past can now be addressed through technology.

Chair Mammano observed that the Committee's next meeting is scheduled for November 6, 2023, and asked if it was realistic to "have a proposed product" to discuss ahead of the first workshop, with that workshop occurring at or near the end of November. Ms. Dickey replied that she agreed with this time frame.

Ms. Dickey recommended holding the workshops on Saturdays, as this would present fewer obstacles for the public who may wish to attend. She noted that the first Saturday following the end of November would be December 2, 2023.

Ms. Dickey also proposed that if Saturdays were not available for workshops, another possibility could be the Tuesday evenings on which the City Commission does not meet. It was noted that the Council of Fort Lauderdale Civic Associations meets on one of these two Tuesdays each month. Ms. Dickey confirmed that she would be able to bring this issue forward at the October Council of Fort Lauderdale Civic Associations meeting.

Mr. LaBrie requested clarification of what kind of data is available on how the City is functioning today in terms of the distribution of work between home and office. Mr. Chavarria replied that the City can assemble this so it can be used as a reference point in discussions of functionality. He added that while many City Staff members are working from home at present, this is not considered ideal for government.

Mr. Chavarria continued that a study was conducted in 2017 to examine what square footage would be appropriate for keeping governmental services together in a single location. He suggested that there may be a model in which spaces are shared, which would minimize the need for space and make environmentally conscious operations

more likely. He also noted that there is a need for more spaces in which the public can meet with Staff or officials.

Mr. LaBrie asked if the facilitators can provide information on what other city governments are doing to manage space-sharing, working from home, or other considerations. Mr. Stuart stated that this can be provided.

Vice Chair Partington stated that he would like to see a draft survey before it is finalized. Chair Mammano seconded this request, noting that surveys are the most useful when they provide options rather than leading respondents in any specific direction. Ms. Reece added that one consideration is providing a “mini-survey” for each topic, as well as a recap survey at the end of the process. Each survey would also allow residents who do not attend the workshops to provide a similar level of input to those who are present at each workshop.

Vice Chair Partington suggested that the surveys ask respondents what functions they expect of a City Hall, as well as information on their past experiences with that facility. Chair Mammano commented that this could provide an opportunity to educate the public about what goes on at City Hall.

Ms. Dickey provided the following prospective workshop dates:

- December 2, 2023
- January 13, 2024
- February 17, 2024
- March 16, 2024
- April 20, 2024

It was noted that each workshop date falls on a Saturday.

Mr. Chavarria advised that the first workshop will be a kickoff meeting to inform the public on where information on the process can be found, along with the survey. Because this meeting is intended to raise awareness at a high level, he pointed out that it can be held at an earlier date if that is the Committee’s wish. This first meeting could also be broadcast as a town hall-style meeting to reach a broader range of the population and inform them of the dates of pending meetings. Chair Mammano recommended against this, however, pointing out that a workshop is not necessary to provide this information to the public.

Vice Chair Partington asked if there might be a way to accelerate the workshops’ timeline. Chair Mammano pointed out that after the December 2, 2023 kickoff meeting, there will be no meetings over the holidays. She proposed that an additional meeting or meetings could be added in January and/or February. Mr. Chavarria confirmed that the kickoff meeting would be held in December 2023, with the more substantive meetings to follow in the new year.

Mr. Walters requested clarification of who would be informed about the planned workshops and proposals. Mr. Chavarria replied that his intent was to include the entire City. Once meeting dates have been finalized, the schedule will be posted on the City's website, along with the locations and content to be covered at each workshop. The first survey will also be available in advance of the first substantive workshop in January 2024.

Chair Mammano recommended that the kickoff meeting and subsequent workshops be widely advertised in the *Sun-Sentinel*. Ms. Dickey noted that this advertisement will be placed in additional outlets as well, including community newsletters.

Chair Mammano requested clarification of when the Committee's September 2023 communication to the City Commission would go before that body. Mr. Chavarria replied that the Commission has directed Staff to "return the check" for the public-private partnership (P3) proposal they have already received. He is working with the City Attorney on this process. Chair Mammano stated that she would attend the October 17, 2023 City Commission meeting at which the communication will be presented.

### **3. New Business**

#### **i. Henry E. Kinney Tunnel**

Danielle Silva, Community Outreach Specialist for the Corradino Group, Mark Moshier, Florida Department of Transportation (FDOT) Project Manager, and Eric Baneras, Project Administrator, gave a PowerPoint presentation on the Henry E. Kinney Tunnel project, beginning with a design rendering of the project's plaza aspect. The project has two components: it extends from US 1 to I-595 on Broward Boulevard and from Las Olas Boulevard in front of the tunnel.

Construction on this project officially began in September 2021, and the overall completion date is estimated for spring 2024. The estimated cost is roughly \$28.4 million. The purpose of the project is to rehabilitate the structural, mechanical, and architectural safety components of the tunnel itself.

The extension of the project reaches 117 ft. north of Las Olas Boulevard and crosses over the tunnel. Overall plaza improvements include both the lower plaza and the extension, with new fountains, seating facilities, pavers, artificial turf, and new landscape installation. The Las Olas Boulevard interchange will also be constructed and SE 6<sup>th</sup> Avenue will be upgraded.

The project's emphasis is on safety improvements, including a new ventilation system to improve air flow within the tunnel. New LED lighting will be added to the tunnel, and stormwater pumps will be refurbished to alleviate concerns with potential flooding. Carbon dioxide and hydrocarbon detection centers will monitor air quality, and fire connections and emergency signage will be upgraded. A motorist information

system with message signs and cameras will be added to provide real-time monitoring and surveillance in order to improve incident response.

Project Administrator Eric Baneras addressed Intelligent Transportation Systems (ITS), which employ various cameras and sensors as well as communication technologies to ensure that motorists have a safer, more efficient travel experience. The tunnel's ITS systems include fire protection, temperature monitoring, door alarms, and ventilation. A Supervisory Control and Data Acquisition (SCADA) system serves as a hub that relays this information to ITS for monitoring.

Chair Mammano requested clarification of wiring on either side of the tunnel. Mr. Baneras explained that all of the systems being installed require significant data communication and power. They were installed on the tunnel's walls because there were no other realistic locations. The wiring will be covered with screening so its conduits are less unsightly.

Mr. Lambrechts asked if there are renderings of what the tunnel will look like on the inside once improvements are complete. Mr. Moshier replied that the original concept was to remove all tiles from the ceiling; however, this proved to be difficult, and it was determined that the tiles would be left in place for roughly three-quarters of the tunnel. This plan was reviewed and approved by state historical entities, as it preserved more of the existing historic structures. There will be few changes in the tunnel's appearance.

Mr. Zeltman requested additional information on the tunnel's pumping system. Mr. Moshier stated that there is no infiltration of water into the tunnel from above or below. Water flowing down from the roadway is addressed by six pumps, all of which are being replaced as part of the project. SCADA will monitor these pumps and alert the Transportation Management Center (TMC) as necessary.

Vice Chair Partington commented that the tunnel is often congested, particularly for northbound traffic, and asked if the signs will warn drivers of the need to stop ahead. Mr. Baneras replied that there is a lane indication system over each lane which will warn drivers not to enter. Two dynamic message signs are planned for the southbound direction, but do not address this specific concern. It is not possible to change the geometry of the tunnel from its original construction. Additional variable message signs and outside lane closures have been implemented to discourage traffic activity that contributes to congestion.

Mr. LaBrie commented that there is significantly more traffic than when the tunnel was originally constructed, which results in a backup approaching the tunnel. He asked if there is any signage that could detect stopped traffic in the tunnel and warn approaching drivers to slow down. It was noted that a camera system is planned which will optimize traffic signals in the area; however, the project has not yet affected any traffic signal controllers thus far.

Mr. Lambrechts asked if Fort Lauderdale provided input on the tunnel project before it began. Ms. Silva replied that the City allocated funds for the tunnel top extension and plaza, and continues to be a partner for this portion of the project throughout construction. The tunnel rehabilitation portion, however, was designed by FDOT. The two pieces of the project are being undertaken at the same time to minimize the impact on the public.

Mr. Lambrechts also asked if there are plans for actual seating as part of the tunnel top project in order to create a more pedestrian-friendly environment. Ms. Silva provided photos of planned seating for the tunnel top extension. She also reviewed traffic configurations for the phases of the project, noting that the weather may affect implementation of these configurations. Quarterly traffic update meetings are held to keep the community informed.

#### **4. Public Works Update**

##### **i. CIP Financial Report**

##### **ii. Water & Sewer Breaks Report w/Mapping**

Chris Bennett, Assistant Director of Public Works (Strategic Support), reported that a water main break occurred at the Water Garden condominium, after which water sampling was done to ensure water was clean. When issues continued, the City approved an injection and flush of chlorine to provide a higher level of disinfection and also closed some contributing lines. After a second chlorine injection and flush were done, the water passed inspection.

Mr. Bennett advised that an emergency declaration was passed and the City has planned to pipe burst and drill to run new line around an area near Las Olas Boulevard and beneath the bridge. Pipes of varying sizes in this area will be replaced with 10 in .pipe from end to end, and new interconnections will be made between mains and buildings, as well as on 4<sup>th</sup> Street between Las Olas Boulevard and the river.

Chair Mammano requested information on how much this emergency project would cost. Mr. Bennett replied that the City hopes to keep the cost below \$2 million. The funds will come from the City's Water/Sewer Fund reserves, as well as from other projects that were being closed out financially.

Mr. Bennett stated that new pipe is being installed within the four-block zone of the project, and older pipes will be removed when possible and grout-filled as necessary. Most of the pipes will be upsized to 10 in. from their current size, and dead-end pipes will be removed. There will be overall improvements to the area.

Ms. Reczko requested clarification of the material in the older pipes. Mr. Bennett replied that these are either cast iron or ductile iron. He briefly reviewed the process used to burst these pipes. Murphy Pipeline is the contractor for the emergency project. Ms. Reczko commented

that there may also have been an additional break in the Water Garden pipe, which could be a reason it had taken some time to pass testing.

Vice Chair Partington stated that he had understood the reason it took some time to pass testing to be the presence of dead-end pipes. He observed that there would need to be additional care taken in the future with regard to allowing construction of large buildings in an area with dead ends. He continued that when new development is approved by the City, it is expected that all requisite infrastructure will be in place before the building is occupied, which shows a need for impact fees to be used toward renewal of pipes in areas such as Downtown before a similar situation occurs again.

Mr. Bennett explained that the City is currently doing more to improve this infrastructure than ever before, and the current team is better educated with regard to requiring upgrades for individual or multiple planned developments. They are working to become better at coordinating requirements for new development. He reiterated that the current emergency project will resolve multiple issues.

Chair Mammano requested information on the status of a contract for a consultant that will map the City's water system. Mr. Bennett replied that field data collection is expected to be complete for the mapping project later this month. It will take several more months to update GIS maps with this data. Both a prime contractor and multiple subcontractors are performing this work.

Chair Mammano also asked if the City is aware of any inadequacies in the water flow in its hydrants due to older pipes. Mr. Bennett explained that the City is aware of some concerns from a modeling perspective, but they are not aware of any hydrants that do not currently pass minimum requirements for the areas they serve.

Chair Mammano also requested more information regarding the chlorine injection for the condominium. Mr. Bennett advised that the City was permitted to use "an extra level of chlorination," which involved injection of extremely high levels of chlorine into one end of the pipe, followed by high-pressure directional flushing. This is only done in the event of an emergency and must be approved by the Florida Department of Environmental Protection (FDEP) as well as the Broward County Health Department.

Mr. Zeltman asked if Public Works coordinates with the Fire Department regarding fire flow testing of hydrants to ensure they meet the requirements of their zones. Mr. Bennett explained that if the Fire Department feels there are pressure issues in an area, they coordinate with Public Works, which examines models and works to determine where any pressure issues may begin.

## **5. General Discussion and Comments**

### **i. Committee Members**

None.

### **ii. Public Comments**

None.

**6. Adjournment – NEXT SCHEDULED MEETING DATE: Monday, November 6, 2023**

There being no further business to come before the Committee at this time, the meeting was adjourned at 4:30 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]