

**ORDER OF BUSINESS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

DECEMBER 9, 2003

**TUESDAY
9:30 A.M.**

**COMMISSION
CHAMBERS**

**CHARMAINE CRAIG
DEPUTY CLERK**

1. CALL TO ORDER

A. Roll Call

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption

WORKSHOP SESSION

DISCUSSED

- 3. 9:30 A.M. A) Homeless Coalition Task Force Presentation on the Homeless Assessment Center; and**

DISCUSSED

- B) Staff request for Board Direction on the Continuance of Funding for this Project. (Comm Serv)**

DISCUSSED WITH DIRECTIONS

- 4. 10:30 A.M. Workforce Housing Taskforce Recommendations (PZ&B)**

5. _____ REGULAR AGENDA

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5. REGULAR AGENDA

A. CLERK

1. **APPROVED**
Staff recommends motion to approve: Warrant List.

2. **APPROVED**
Staff recommends motion to approve: Contracts and claim settlements list.

B. FACILITIES DEVELOPMENT & OPERATIONS

1. Staff recommends motion to:

A) **APPROVED** **R-2003-1995**
approve a Resolution authorizing an exchange of property with the Village of Wellington; and
accept a Deed from the Village of Wellington for the proposed East Wellington Fire Station site; and
approve a County Deed in favor of the Village of Wellington for the County's Wellington Green Civic site; and
approve a County Deed in favor of the Village of Wellington for the County's 50% interest in the Minto Civic Site; and

B) **APPROVED** **R-2003-1996**
approve a Parking Lease Agreement with the School District; and
approve a Memorandum of Lease with the School District.

SUMMARY: The County on behalf of Fire Rescue acquired a 2.07± acre civic site within the Wellington Green Mall project at the southwest corner of Forest Hill Boulevard and U.S. 441. Subsequently, the Forest Hill Wellington West (Olympia) PUD being developed by Minto Communities at the southeast corner of Forest Hill Boulevard and US 441 was approved and included a 2.0± acre civic site for a Fire Station. This site ("Minto Civic Site") was conveyed to both the Village and the County jointly. The location of the Minto Civic Site was relocated within the PUD at the request of the Village and the School District to accommodate the School District's planned middle school. Fire Rescue prefers the relocated Minto Civic Site location over either the Wellington Green or the original Minto site. These documents and agreements will accomplish the following: The Village will convey a 2.76± acre Fire Station site within the Minto PUD to the County; the County will convey the 2.07± acre Wellington Green civic site to the Village in exchange; and finally, the County will convey/release the County's 50% interest in the original Minto Civic Site to the Village. In addition, in order to provide overflow parking for the community meeting room in the Fire Station, the County requires use of the School Board's parking areas within the adjacent elementary school. The lease with the School Board provides for this use. The Village has petitioned the County to transfer the property without reservation of mineral or petroleum rights. In light of the impact reservation of such rights would have upon the marketability, value and developability of such real property, Staff recommends the transfer without reservation of mineral or petroleum rights. (PREM) District 6 (HJF)

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5. **REGULAR AGENDA**

C. **OFFICE OF FINANCIAL MANAGEMENT AND BUDGET**

1. **Staff recommends motion to:**

A) APPROVED

direct Staff to move forward with the refunding of all of the outstanding \$80.705 Million Public Improvement Revenue Bonds, Series 2001 (Convention Center Project);

B) APPROVED

select Lehman Brothers as Senior Manager and Janney Montgomery, Morgan Stanley, and UBS Financial Services as co-managers of the convention center refunding bonds; and

C) APPROVED

appoint Holland and Knight, LLP bond counsel for the convention center refunding bonds.

SUMMARY: On September 18, 2003, Lehman Brothers submitted an unsolicited proposal to the County for a multi-modal refunding of the County’s outstanding Public Improvement Revenue Bonds (Convention Center Project) issued in 2001. The proposal allows the County to realize a net present value savings in the first five years of the refunding bonds of approximately \$6.3 million or 8.2%. Although Lehman Brothers is not on the County’s Senior Manager Rotation List, they were the senior manager on the 2001 bond issue and submitted an innovative proposal to refund the convention center bonds. Staff recommends that Lehman Brothers be appointed as the senior manager on the refunding bond issue. The co-managers listed above were taken from the senior manager rotation list. Holland and Knight is the firm that is currently eligible for selection as bond counsel on the rotation list. Countywide (PK)

D. **ENGINEERING**

1. **DISCUSSED WITH DIRECTIONS**

Staff requests direction regarding : The implementation of the Okeechobee Constrained Roadway at Lower Level of Service (CRALLS) Point System. **SUMMARY:** The Board directed staff to devise a point system to be used as a basis to determine which developments may use the Okeechobee CRALLS. Staff recommends using a point system with 12 categories of mitigation measures for consideration by the Board. Staff is also seeking direction regarding how to implement the point system. We propose two options for consideration: 1) a minimum threshold of required points, or 2) a “competition” in which the one or two projects with the most points would be approved (but a minimum threshold would have to be met to allow a project to “compete”). Staff also requests direction as to how often the CRALLS could be “used” if we do have “competitions”- every 3, 6, or 12 months? Direction is also requested relative to one particular property at the southeast quadrant of Okeechobee Boulevard and The Turnpike. District 1 (LB)

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