

MINUTES
CITY OF LAKE WORTH BEACH
CITY COMMISSION WORK SESSION - COASTAL RESILIENCY & CEMETERY
THURSDAY, NOVEMBER 5, 2020 – 6:00 PM

The meeting was called to order by Vice Mayor Andy Amoroso on the above date at 6:00 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: Present were; Mayor Pam Triolo (from home); Vice Mayor Andy Amoroso; and Commissioners Scott Maxwell and Herman Robinson. Also present were City Manager Michael Bornstein and City Clerk Deborah M. Andrea.

Mayor Triolo apologized for appearing from her home following some minor surgery.

PLEDGE OF ALLEGIANCE: Commissioner Herman Robinson.

CLIMATE CHANGE SEA LEVEL RISE

A. Coastal Resilience Partnership – Update on the Climate Change Vulnerability Assessment

City Manager Bornstein said that living along the coast in LWB could become a much wetter experience due to flooding, rainfall, the tides and storm surge. He stated that houses built in the 1920s were not built to withstand current conditions. He explained that a lot of money had been spent on infrastructure and the City was empathetic to residents who experienced property damage. He introduced Felipe Lofaso, Public Works Assistant Director, who served on the Coastal Resilience Partnership (CRP) and the Climate Change Project.

Mr. Lofaso, stated that LWB was a member of the different groups and received all the information from the scientists. He introduced Elizabeth Perez, President of Collective Water Resources LLC and Brent Whitfield, Director of Water Resources/Senior Engineer at Chen Moore and Associates, sub-consultant to Collective Water Resources.

Mr. Whitfield gave an overview of the presentation and stated that the CRP included municipalities from Boca Raton to Lantana.

Ms. Perez said that the CRP work began in 2017 and the intent was to finish in 2021. She stated that the covered area spanned south Palm Beach County (PBC) to Boca Raton and explained the five-step process stating that the CRP was on step three, in the heart of the analysis. She said that adaptation strategies would be examined at the end of the year and there would be a tool developed named AccelAdapt that cities would be able to use. She spoke about the threats, many of which were in the news, such as water threats and wildfires; they were being studied related to climate. She said that sea level rise was not related to climate but exacerbated the threat.

Mr. Whitfield reported that there had been analysis done by the National Oceanic and Atmospheric Administration (NOAA) related to sea level rise and displayed maps showing projected flooding at the golf course and in other corridors by 2040 and 2070. He said that storm surge related to hurricanes complicated the analysis and information was being compiled to update the topography. He pointed out that PBC was working with FEMA on a new model with new storms. He stated that tidal and surge flooding was a regional issue

that would need to be addressed by all of the communities in the CRP. He stated that the City had done an extensive rainfall study in 2012 and that there were areas that would flood due to older pipe infrastructure, poor drainage and excessive rainfall.

Ms. Perez announced that by the end of the year key strategies would be prioritized; there were more than 500 adaptation strategies and staff would be able to access the data to continue the process of adapting the ongoing issue. She said that there would be results for the different threats and complimented the City for having a city-wide Stormwater Master Plan.

Mr. Whitfield stated that rainfall was seasonal and could overwhelm the capacity of City pipes, but there were measures that could be taken.

Comments/requests summary:

1. Vice Mayor Amoroso stated that he had received many phone calls during the last storm with residents wanting to know what to do and asking why the storm drains had not been cleaned out. He said that there was a lot of misinformation from shady contractors knocking on doors and asked what caused the septic intrusion and what could be done to get the correct information disseminated so people would not be taken advantage of.

City Manager Bornstein replied that the next presentation regarding the flood zone maps would have information about the infrastructure questions.

2. Mayor Triolo said that she had studied how Holland was handling the same issue. She opined that the City should be able to have drainage retention solutions because there was a land barrier in the City.

Mr. Whitfield relayed that the geology of south Florida was very different from Holland and a sea wall would not address the City's issues.

3. Commissioner Maxwell asked when the adaptation strategies would be presented to the Commission and if the potential cost would be determined.

Ms. Perez responded that the strategies would be presented by March at the latest.

Mr. Whitfield answered that conceptual level cost estimates for the projects would be prepared. He said that the City might change the building code regarding minimum elevations to anticipate future needs.

4. Commissioner Robinson asked about the top five strategies that could be done soon and if there were any mechanical approach for immediate solutions.

Mr. Whitfield replied that those strategies had not been determined yet.

City Manager Bornstein stated that the information would be provided during the Water Utility Presentation.

B. Discussion of 2020 FEMA Flood Zone Maps for Lake Worth Beach

William Waters, Community Sustainability Director, discussed the pending 2020 FEMA Flood Maps for the City of Lake Worth Beach which were released in February 2020 and

would go into effect at the beginning of 2021. He explained that the new maps were based on recent statistical data, topographic information and flooding evaluations and demarcated flood impact zones as well as 100-year and 500-year flood potentials. He iterated that significant changes in the maps would impact many properties east of Federal Highway, especially Lakeside Drive, Golfview and Palmway. He reported that the impacts which included the requirement that new construction, additions, expansions and substantial improvements within flood zones would have to be constructed at significantly higher elevations, improvements to existing buildings would be limited to a five-year cumulative fifty percent (50%) building value thresholds before elevation requirements would need to be met, larger areas of the City would be required to obtain and maintain flood insurance, contributing structures in the City's historic districts would still have some exemptions from the requirements and the overall character and streetscape of Lakeside Drive, Golfview, Palmway, and Ocean Breeze, as well as parts of Federal Highway, would change. He spoke about the future and reported that new construction would be required to be built at higher elevations than historically, many structures in flood zones would be limited to the extent they could be improved due to their existing elevations, the cost to maintain, insure and purchase properties in flood zones would increase, some structures might be declared obsolete due to repetitive losses and the inability to be upgraded and improved and adjustments to the City's Land Development Regulations, Historic Preservation Guidelines and Stormwater Management Policies might be necessary.

Comments/requests summary:

1. Vice Mayor Amoroso asked about the affect of new construction in areas with older buildings and asked about residents who were having contractors knock on their doors regarding pumping systems.

Mr. Waters replied that a lot had been done beginning with the improvements to the Comprehensive Plan and the revised Land Development Regulations such as decreasing the impermeable space allowed on lots throughout the City and strides in requiring construction to meet performance standards. He stated that there was the ability to fill a property but not to raise a property. He said that there would not be anywhere to pump the water so residents should not purchase pumping systems.

Vice Mayor Amoroso requested that information be sent out to residents in the utility bills.

2. Commissioner Maxwell asked if the City had reverse phone capabilities.

City Manager Bornstein replied that the City would come up with the best way to reach out to residents.

C. Update on City's storm water and sanitary sewer collection system

Julie Parham, Water Utilities Assistant Director, spoke about the Stormwater and Sanitary Sewer impacts from Hurricane Zeta on October 24-25, 2020. She announced that there were more than eight inches of rain, which was a 100-year flood event or a 1% annual chance of flooding occurring in the FEMA designated 100-year floodplain. She stated that it followed king tides that had occurred between October 14-21 and the City had experienced sanitary sewer overflows and flooding in several areas, as did many surrounding municipalities. She stated that the City's Rights-of-Way (ROW) and

stormwater system was designed to handle three-year storm events and the South Florida Water Management District's (SFWMD) guidance allowed a 25-year storm to accumulate in ROW which must recede within 72 hours; the water receded in less than 24 hours. She stated the issue was stormwater flooding because the system was designed for only six inches of water, but it took the system longer to drain water from the more intense storms resulting in water entering the sanitary system and other places until it could be drained. She announced that the mitigation strategies for the worst areas would be to install tidal check valves to prevent king tide influence on storm system, reevaluate the storm systems to check for blockages and televising lines to check for debris. She stated that some remedies would be stormwater pump stations with outfall to the lagoon, additional retention areas and underground storage chambers. She listed recent projects which included tidal outfall check valve installations, drainage upgrades as part of the Neighborhood Road Program, drainage improvements in the Park of Commerce, the 2016 Stormwater Master Plan Update by CDM Smith and the Adopt-a-Drain program involving City students and the Neighborhood Associations, which was similar to the Adopt-a-Street program. She spoke about future projects including \$20 million in capital projects. She reported the issues that had been encountered; the sanitary sewer overflowed because the system was not designed to hold both the wastewater and stormwater.

Comments/requests summary:

1. Vice Mayor Amoroso thanked Ms. Parham and her staff for stepping up during the storm. He asked if the regional partners were stepping up to implement the suggested solutions and said that perhaps Tallahassee would provide matching funds for the grants.

Ms. Parham replied that the DEP was overseeing the communities, all of which were working to undertake the issue.

2. Commissioner Robinson asked about the cost of the increased pumping of the stormwater versus temporary fixes for weekend events.

Ms. Parham responded that it was not just paying the extra cost to treat the stormwater, but that the pipes in the City's system would have to be upsized.

City Manager Bornstein stated that he was working with staff to quantify the amount being spent which would show that prevention would help. He replied that the system was beyond capacity and the pipe could not handle the flow and the City would work aggressively with its regional partners to install valves that would solve the problem.

Commissioner Robinson said that the cost of replacing everything should not only be on the City.

Ms. Parham replied that all of the other cities were paying their share and had the same problem.

3. Mayor Triolo said that the City's rates had increased and asked if the City could bring up the issue to the Sub regional Council for funding assistance.

Ms. Parham stated that she and Brian Shields would come up with a plan. She said that staff would be ready to go in preparation of the upcoming storm.

City Manager Bornstein said that Public Works was coordinating to pick up vegetation debris in advance.

CEMETERY

A. Pinecrest Cemetery Expansion Solutions

City Manager Bornstein explained that the City Clerk's office handled the selling of the plots and burials, but Pinecrest Cemetery was almost out of space; Jamie Brown, Public Works Director, would give a presentation for the Commission to discuss various options going forward.

Mr. Brown iterated the fees to purchase plots and hold a service. He announced that Option 1 would provide approximately 248 additional plots, resulting in \$372k in revenue if all 248 plots were purchased by residents or \$484k in revenue from non-residents. He stated that once all the plots were sold, revenue would cease, but the annual operational costs would remain. He declared that Option 2 would be for a mausoleum based on a seven-level height, allowing for 542 casket spaces /240 niches. He said that the estimated cost of \$544k (roughly \$1k/casket space) would include both single & companion casket spaces but excluded the necessary site work, crypt/niche plates, electric and permits. He spoke about the potential total casket revenue of \$2.1 million and total niche space revenue of \$588,000 resulting from the availability on different levels of the mausoleum for Option 2 and \$2.8 million in casket revenue for Option 3. He announced that there was space in I.A. Banks Cemetery and more plotting would be done there. He opined that if the Commission entertained the idea of a mausoleum, fencing should be installed to eliminate the cut through traffic and gave examples with costs. He said that a decision would need to be made.

Comments/requests summary:

City Manager Bornstein expressed appreciation for staff's gathering of information and said that any money made at the cemetery would be reinvested there to keep it sustainable and have the respect it was due.

1. Vice Mayor Amoroso stated that cemetery maintenance had been discussed years ago and there was an ongoing cost associated. He expressed interest in the larger mausoleum to create space for the residents. He asked if the money collected went into the General Fund and asked if there had been consideration of having a separate Cemetery Fund. He inquired about the funding source to build the mausoleum.

Mr. Brown responded that the funds went into the General Fund.

Bruce Miller, Finance Director, stated that cemetery revenues typically went into a separate revenue account.

City Manager Bornstein stated that a package regarding funding would come back to the Commission.

Vice Mayor Amoroso said that maintenance costs should be taken into consideration.

2. Mayor Triolo spoke in favor of a professionally maintained cemetery and of installing a fence. She thanked staff for bringing dignity and respect back to the cemetery and the American Legion for rediscovering the old overgrown stones. She said that there should be a robust maintenance plan and asked City Clerk Andrea if anyone had inquired about mausoleums and their cost.

City Clerk Andrea stated that people knew the City did not have a mausoleum and the plot prices were very low; perhaps if the price were competitive, people would buy the spaces.

3. Commissioner Robinson asked about the turnaround time.

City Manager Bornstein replied that the information would be gathered and brought back.

4. Commissioner Maxwell opined that both cemeteries should have fencing and should be looked at in a holistic way. He spoke in favor of exploring the mausoleum.
5. Vice Mayor Amoroso asked about the numbers for the fencing and for Mr. Brown to obtain any marketing literature from the Clerk's office.

Mr. Brown responded that there needed to be interest in proceeding before he brought actual numbers forward.

6. Commissioner Robinson said that the fencing should be on the agenda and the City would continue to invest in maintenance.
7. Mayor Triolo said that both cemeteries should be looked at as well as pricing for fencing to include the City's greenways.

Vice Mayor Amoroso asked City Clerk Andrea to update any materials.

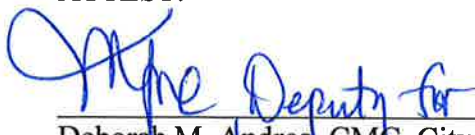
Mr. Brown said that once everything was sold, the maintenance would continue so the funds would have to be put aside to keep everything up to date.



City Manager Bornstein expressed his appreciation to staff for their hard work in putting the presentations together and the efforts of the LWB family to coordinate the work session with the Commission back in the Chambers.

ADJOURNMENT:

The meeting adjourned at 8:32 PM.

ATTEST:


Deborah M. Andrea, CMC, City Clerk


Pam Triolo, Mayor


Minutes approved: December 15, 2020.