

.COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

**Monday, December 7, 1998
Planning, Zoning & Building, 2nd Floor Conference Room**

MINUTES

Present at the Meeting:

Penny Anderson, County Wide GIS
Joanna Aiken, Solid Waste Authority
Ken Bachman, PBC Sheriff's Office
Captain Ed Bieluch, PBC Sheriff's Office
Nancy Buckalew, PZ&B Planning
Clement Clarke, HCD
Anne Cronyn, HCD
Jim Hightower, PBC Sheriff's Office
Tom Lefevre, PBC Health
Ray Loften, Lake Worth West Pilot Area
Jon MacGillis, PZ&B Zoning
Denise Malone, PZ&B Planning
Patrick A. Martin, Lake Worth Drainage District
Stephen McGrew, Water Utilities
Ruth Moguillansky, PZ&B Planning
Bilal Mujahid, Water Utilities
Warren Newell, County Commissioner
Pam Nolan, Economic Development
David Rafaidus, Community Service
Shervan Sardar, PZ&B Planning
Barry Trombley, PBC Sheriff's Office
Jim Tuttle, PBC Engineering
Greta von Unruh Cross, PZ&B Planning
Allen Webb, Engineering

I. WELCOME AND INTRODUCTION

The meeting was called to order by *Ruth Moguillansky* at 10:00 A.M.

II. SAN CASTLE:

- A. Inventory and Assessment of Current Conditions: *Ruth Moguillansky* asked for an analysis of the San Castle Area from the following departments no later than the end of this week (week ending December 11): Code Enforcement, Engineering, and Zoning. If the analyses are not handed in to *Ms. Moguillansky*, then the individual

departments will be asked to do their own presentations at the Community Meeting to be held January 29th - 30th, 1999.

Ms. Moguillansky stated that, based on the initial Community Meeting and interviews of residents in the area, the preliminary list of problems in the San Castle area includes street lights, drainage, lack of water and sewer in some areas, dumping, collection of garbage and the need for three acres of parks.

Necessary Action: Code Enforcement, Engineering and Zoning Departments should submit their analyses of the San Castle area to Ms. Moguillansky by December 11.

- B. Formation of CCRT Liaison Committee: *Ruth Moguillansky* stated that the following people needed to be part of the CCRT Liaison Committee: *Allen Webb, Clement Clarke, Greta von Unruh Cross, Joanna Aiken, and Jim Tuttle*. *Deputy Barry Trombley* volunteered to represent the Community Policing Unit for the Committee.

Necessary Action: None at this time.

- C. Update on 11/12 Community Meeting and Community Organizing Activities: *Ruth Moguillansky* reported that more than 100 people attended the first community meeting on November 12th in the San Castle Area. Residents vented their concerns and grievances, but seemed to be willing to work toward the betterment of their community. *Ms. Moguillansky* had explained to the attendees that they needed to be patient and the problems that arose over the years will not go away immediately. Two of the primary concerns discussed were garbage collection and drainage/area flooding.

Allen Webb gave a brief history of the drainage in the southern portion of San Castle area. The original paving occurred forty years ago, with the paved roads sloping down towards Summit. A drainage culvert was put in, but because there is no positive outfall, water collects in the area and takes time to dissipate into the ground. This has only caused flooding a few times over the years with a heavy rain. According to the Road Superintendent, the County is responsible for the system and has been maintaining it.

Deputy Barry Trombley stated that there was ten inches of water *inside* of houses in the southern portion of the San Castle area after a regular rain storm (not Hurricane Mitch). Among the roads affected during rains are: Alto, Peak, Highview, Highland, Miner, Ridge and Summit. *Greta von Unruh Cross* and *Deputy Trombley* took pictures of the area after one hour of rain. Septic tanks in the front yard back up due to the problem, and parents of school children are particularly concerned since their children often have to walk on the flooded streets to go to school. At some of the houses, there is a step down to get inside - those houses had several feet

of water inside of them.

Ms. Moguillansky will draft a letter to *Dennis Hendershott* from the Road and Bridge Department regarding the flooding/drainage problem. After the January 29 meeting, residents may choose to address the issue through petitions. If the residents submit petitions and pictures regarding the problem to the CCRT, *Ruth Moguillansky* will write a letter to Commissioner Lee requesting that the problem be investigated.

Necessary Action: *Ruth Moguillansky* will draft a letter to *Dennis Hendershott* regarding the flooding/drainage problem in the San Castle area.

- D. Upcoming Community Workshop (1/29 & 1/30) *Ruth Moguillansky* stated that the focus of this workshop will be to seek input from residents and business owners regarding their concerns. Several individuals from the Planning Division have volunteered to be facilitators and they will be trained before the meeting. *Jon MacGillis* will videotape the meeting. *Ms. Moguillansky* urged the CCRT members to attend the workshop to be on-hand to answer questions that may arise.

Necessary Action: *Ruth Moguillansky* will request more volunteer facilitators for the Community Meeting on January 29th - 30th.

- E. **Site proposed for Affordable Housing:** *Pam Nolan* stated that ERM is trying to purchase 100 acres of property owned by the Grand Central Railroad for a preserve for scrub jays, gopher tortoises, and other species. ERM wants to develop trails in the area and possibly incorporate these 100 acres into a Greenway System. However, there is a developer interested in purchasing this same property for low-moderate income housing. *Deputy Trombley* mentioned that approximately six months ago, palm trees were planted by the Sheriff's office along the road fronting this property. *Pam Nolan* stated that *Gary Clay* of Florida East Coast Railroad (the parent company of Grand Central RR) said that they were currently under contract with a developer for low income housing. FEC did give permission to the Community Policing Unit for removal of vegetation for beautification projects. *Deputy Ken Bachman* mentioned that the deputies proposed the same site for a recreational/community center, along with nature trails. *Commissioner Newell* suggested that the CCRT write a memo to *Dominic Sims* and the BCC that this proposed site is a bad location to put in affordable housing.

Necessary action: *Ruth Moguillansky* will write a memo to *Dominic Sims* and the BCC that this proposed site is a bad location to put in affordable housing.

Ms. Cross will mention the potential park site at tomorrow's community meeting in the San Castle area.

- F. Status Reports on current efforts (Community Policing, Code Enforcement, Solid

Waste Authority)

Deputy Trombley mentioned that there is a downed fence near a pond on San Castle Boulevard. An area Homeowner's Association, established in the 1970's, had a contract with the Roads and Bridges Department to maintain this area. This Homeowner's Association no longer exists, and the weeds have grown over the fence and pulled it down. There is a liability issue as area children could get into the pond area and drown. *Deputy Bachman* volunteered to help erect the fence.

Necessary action: None at this time.

- G. Street Lighting: *Ruth Moguillansky* reported that approximately thirty-five streetlights are needed in the San Castle area, seventeen of which have been approved. While the County allocates monies for street lights along major corridors, only one provision is mentioned for streetlights to be put in residential areas to deter crime. Under this provision, the Sheriff's Department and the County decide the location of 60 lights per year. Originally, 75 lights were requested by the San Castle Deputies. *Greta von Unruh Cross* mentioned that at night, street signs cannot be seen, and neither can the children. *Ray Loften* mentioned that putting in street lights is a quick project that gives confidence to a neighborhood. *Deputy Trombley* agreed and stated that after 8 streets were recently paved in the northwest section of the San Castle area, the residents there are taking more pride in their community.

Jim Tuttle stated that each streetlight cost \$200/year, forever. *Mr. Tuttle* also said that *Edwin Jack*, County Engineer, would need direction from someone above him in order to change the streetlight policy. The policy now is to light the thoroughfares. *Stephen McGrew* supported more street lights in the area.

Ms. Cross suggested that the residents be involved through petitions, as not every resident wants a streetlight in front of their house. *Ray Loften* urged the CCRT members to be specific in what type of street light(s) they request, as some of the streetlights that were placed on Urquhart Street in Lake Worth hardly illuminate past one property. The portion of Urquhart Street where one local utility company placed their streetlights is well lit: the other utility company is not willing to change its lights now that they are in place. *Ms. Moguillansky* requested direction for a memo asking for the BCC to increase the number of residential lights in unincorporated Palm Beach County and/or change the existing policy.

Commissioner Newell asked if lights are needed for lighting or for crime prevention. He noted that in the last month, there has been a tremendous movement in the County Commission to take the capital dollars that are out there for streets, pavement, drainage, etc., and not to spend them in the western communities. These monies are being shifted east; however, it is unclear where the borderline of "east" is

in the county (east of Military Trail? East of Jog? Lyons Road?...) The Capital Gas Tax budget is 30 million dollars, and is available for roads. *Commissioner Newell* mentioned that he wanted to fix roads instead of landscaping them. *Stephen McGrew* added that he is concerned about making water and sewer assessments affordable for lower income areas in eastern Palm Beach County.

Ms. Moguillansky asked for direction from the group about recommendations for a new street lighting policy. *Deputy Trombley* suggested that out of the current allocation of 60 lights, 30 should be taken out and used in a target area every year. The other 30 lights could be placed sporadically throughout the county in problem areas. *Ms. Moguillansky* suggested that the Sheriff's Department prioritize lighting needs and take the priority list to the BCC.

Jim Tuttle suggested that Engineering lighting emphasis be shifted from arterial roads to residential roads. Assistant County Attorney *Bob Banks* pointed out that monies spent in lighting will relieve the Sheriff's Department. There is a short term improvement in crime prevention but a long term improvement in the quality of life in a neighborhood.

Necessary action: *Ruth Moguillansky* will write a memo to the Engineering Department asking for:

- a new street lighting policy for residential areas
- a study to identify streetlight needs in Eastern Palm Beach County areas
- a recommendation to the BCC that a portion of the budgeted arterial streetlights be allocated to residential streetlights
- current criteria for location of streetlights to be reviewed.

III. Lake Worth Road Corridor

- A. Status Report on Park Improvements: *Ruth Moguillansky* reported that Harris Park is completed. Approximately fifty residents came to the grand opening of Harris Park on Thanksgiving.
- B. Status Report on footbridge construction: *Ruth Moguillansky* said that the footbridge will cost approximately \$35,000. to construct. According to *Allen Webb*, *Dan Weisberg* noted in a memo that the proposed footbridge did not provide access to a school or connect with other sidewalks; therefore the project could not be a "Pathway Project". *Captain Bieluch* stated that the proposed footbridge would connect two neighborhoods, serve the community center and parks, and school children would not have to go out to Military Trail to get their schoolbus. *Ms. Moguillansky* asked

Deputy Hightower for a memo regarding the revised placement of the footbridge.

Necessary action: *Deputy Hightower* will write a memo regarding the revised location of the footbridge. *Ruth Moguillansky* will include the memo in a letter that she will send to *Commissioner Newell*.

- C. Status Report on water main improvements in the Pilot Area, Kenwood Estates and Sub-Area 1. *Steve McGrew* reported that eight streets in the Pilot Area have water mains installed. Tests have been done and it is estimated that they will be completed before the end of December.

Mr. McGrew said that the CAD work has been authorized for Kenwood Estates project, and the plans are going to the consultant for review.

Sub-Area 1: *Allen Webb* reported that Phase I was approved. What used to be known as Phase II is now known as Phase III, and includes Kirk Road, Narcissus, and Lyons Road off of Kirk Road. An application for \$100,000 is being made for Phase III which will include, Kenyon, Wisconsin, and Beverly Roads: an area south of Lake Worth Road.

Necessary action: None at this time.

- D. Status Report on sewer improvements for Urquhart/Sanders Streets *Steve McGrew* reported that they will have a final cost estimate for the sewer project in early 1999. *Allen Webb* reported that once the Engineering Department receives one more Right of way deed, Maine Street will be eligible for paving.

Necessary action: None at this time.

- E. Community Policing Status Report: *Jimmy Hightower* reported that two families and fifty children were fed at Thanksgiving. He told the group that the number to call for the Community Center and the Community Policing Substation is 439-1259, and that an answering machine had been donated to the Substation. *Ruth Moguillansky* mentioned that she needs to be contacted regarding furniture needed for the Community Center.

David Rafaidus said that he had connections with area restaurants willing to donate food, and perhaps some of the food donations can be targeted for the San Castle area.

Necessary action: *Greta von Unruh Cross* will request a letter from the Lake Worth Resident group indicating all of the furniture that is needed for the furniture center. *Ruth Moguillansky* will forward that letter to the United Way.

- F. Status of Community Organizing Activities: *Greta von Unruh Cross* said that she is

going to be coordinating the activities of the Business Crime Watch in their efforts. This is based on the Lake Worth Corridor recommendations. In addition, the Children Services Council is helping to restart the Lake Worth Pilot Area's after-school program. They may coordinate with the YMCA and/or other after school programs.

Captain Ed Bieluch reported that while *Deputy Juan Oliva* helped *Mercedes Vega* to get the grant for an after school program, there have been problems utilizing the funds. The over \$5,000 check was sent through the Sheriff's Office. Unfortunately, the check was made out incorrectly (the check was made out to Corporal Lever instead of Oliva, and it needed to be made to a 501(C) organization. *Ruth Moguillansky* suggested contacting PNI to be the fiscal agent if problems continue.

Necessary action: No action at this time.

- G. Implementation of Recommendations for the Lake Worth Road Commercial Corridor: *Denise Malone* reported that an Implementation Committee has been organized. *Ruth Moguillansky* asked if the Zoning Department had reviewed the type of uses that are appropriate for parcels on the Lake Worth Road Commercial Corridor. *Ms. Malone* is scheduling a meeting with *Jon MacGillis* of Planning and Zoning, specifically to identify appropriate uses so that a conceptual plan can be drawn up. *Mr. MacGillis* said that this topic will be looked at in the next thirty days so staff can present their results at the follow-up meeting.

Commissioner Newell said that there is \$100,000 available to landscape areas including Lake Worth Road west of Congress Ave, and I-95 from 10th Avenue to Lake Worth Road. These monies are to come out of the Capital Gas Tax.

Necessary action: *Denise Malone* is to continue her work with the Zoning Department regarding appropriate uses for parcels in the Lake Worth Road Commercial Corridor.

IV. QUESTIONS/COMMENTS:

- ⇒ *Ruth Moguillansky* stated that, for now, staff decided not to apply for the CDBG application for the San Castle Area. As the most appropriate issue for the funding at this time is street lighting, staff decided to wait until some of the current issues with Engineering's program are addressed.
- ⇒ *Clement Clarke* said that he spoke with Elena Escovar regarding setting aside CDBG funds for the San Castle area. The CDBG application deadline is January 7, 1999. He reported that HCD can no longer set aside funds due to the HUD application

regulations.

Anne Cronyn suggested that the CCRT create a list of eligible activities for the San Castle area. *Ruth Moguillansky* stated that the following are among the eligible activities: water, maintenance, streetlights and parks. *Ms. Moguillansky* asked if CDBG offered an option wherein a submitted application could be amended, depending on the outcome of the January 29 - 30 community meeting. *Ms. Moguillansky* stated that it is important that the CCRT follow through with the remaining Lake Worth projects (Phases III and IV). She said she estimated that sixty - seventy thousand dollars more might be available through CDBG funds. *Ms. Cronyn* agreed that an amendment could be made to an application prior to March, 1999.

⇒ *Stephen McGrew* said that his department is coordinating a possible sewer project for Lake Worth Road. A letter will be sent to residents in early January, and a meeting is tentatively set for late January, 1999.

⇒ *Ruth Moguillansky* reminded everyone about the Community Meeting at Rolling Green Elementary

School on January 29 - 30, and urged CCRT members to attend.

⇒ *Deputy Barry Trombley* stated that if directions are needed to the school, the San Castle Community Policing Office phone number is 582-2098.

V. **NEXT MEETING DATE:** The next CCRT meeting will be held on Monday, February 1, 1998 in the Second Floor Conference Room of the PZ&B Building from 10:00 A.M. to 11:45 A.M.

VI. **ADJOURNMENT:** The meeting was adjourned at 12:00 Noon.

Minutes prepared by

Nancy Buckalew

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