



CITY OF DELRAY BEACH

OFFICE OF THE CITY MANAGER

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7015



City Commission Information Letter

August 12, 2022

Selection Process to Support Solid Waste Collection Services Franchise Agreement Considerations

As direction is currently underway to finalize a Request for Proposal (RFP) process to consider proposals from qualified solid waste and recycling service providers, please be advised that recommendations for City Commission review and considerations are anticipated in December 2022.

As referenced in the attached memorandum from Director of Neighborhood and Community Services Sammie Walthour, guidance to this effect includes technical advisory services via former Solid Waste Authority of Palm Beach County Executive Director John Archambo to assist with the RFP process. This specifically includes preparation and review of solicitation documents, as well as support to administer a preproposal conference.

Current Status Regarding Delray Beach Municipal Golf Course Public-Private Partnership Proposal Consideration Process

Given the level of attention regarding the City's efforts to advance proposal considerations to enhance the Delray Beach Municipal Golf Course, including our organization's involvement with real estate consulting firm CBRE to evaluate as many public-private partnership opportunities as possible, please be advised that the Request for Proposal process was formally initiated this week.

As referenced in the attached electronic mail message from Director of Economic Development Sara Maxfield, the criteria focused on the creation of a world-class, 18-hole, championship golf course, to include preserving the integrity of the Donald Ross Design. Additionally, given the necessity to address infrastructure improvements such as irrigation systems, bridge repairs, and a variety of water related systems located on the property, the City of Delray Beach looks forward to advancing noted development goals for this environment.

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With proposals due to be received no later than Wednesday, November 9th, recommendations for City Commission review and consideration will be offered soon thereafter. Meanwhile, additional information regarding this effort can be reviewed via the URL address, www.delraybeachgolfcourseredevelopment.com/.

Temporary Rental Agreement Consideration Processes for the Cornell Art Museum

With interests having been recently offered to both the Office of the City Manager and that of Director of Parks and Recreation Sam Metott by organizations interested in smaller and temporary programs and exhibits at the Cornell Art Museum, please be advised that direction is being offered to establish a process to consider respective opportunities.

Direction to this effect was discussed during this past Wednesday's Executive Leadership Team meeting. Agreements to support specific arrangements would vary depending on the size, scope and type of activity. For instance, temporary museum exhibits may require a short-term license agreement, which would be complied in collaboration with the Office of the City Attorney. With license agreements being a City Commission approval function, recommendations for consideration would be offered publicly during regular meetings.

Palm Beach County Emergency Medical Services Advisory Council Meeting Outcome Involving Highland Beach

As briefly discussed during the end of this past Tuesday evening's regular City Commission meeting, the Palm Beach County Emergency Medical Services Advisory Council convened yesterday morning to consider the Town of Highland Beach's request for ancillary fire rescue support services as they prepare to begin operations independent of the current agreement with the City of Delray Beach.

As the City of Delray Beach will not entertain considerations for either fee for service or mutual aid agreements for collaborative fire rescue functions and operations, the Town of Highland Beach's current direction involves adding both

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additional rescue and ladder units, as well as accompanying staff resources. As referenced in the attached electronic mail message from Fire Rescue Chief Keith Tomey, the City of Boca Raton also declined the Town of Highland Beach's request for mutual aid, necessitating a pending discussion with Palm Beach County Fire Rescue.

Delray Beach Fire Rescue will continue efforts (as previously outlined and committed) to prepare for Highland Beach's May 2024 transition timeframe.

Calendar of Meetings, Activities, and Functions

Last evening, the Department of Public Works hosted a community meeting at the Swinton Operations Complex to solicit resident input necessary to advance the Lindell Boulevard Improvement Program. The event was well attended, via additional support from City's project team led by Kimley-Horn and Associates.

Pending improvements to this effect are possible through a federal grant recently awarded to the City of Delray Beach by the Transportation Planning Agency of Palm Beach County, via its Local Initiatives Program. The project scope includes a variety of infrastructure enhancements to improve pedestrian access, bicycle facilities accommodation and complete streets.

Enclosures:

Memorandum from Sammie Walthour – Solid Waste and Recycling Services Request for Proposals Update
Electronic Mail Message from Sara Maxfield – Delray Beach Municipal Golf Course P3 Considerations/CBRE
Electronic Mail Message from Chief Tomey – EMS Advisory Committee
Calendar for Business Week of August 8, 2022

CM/Documents/City Commission Information Letter 40



CITY OF DELRAY BEACH
NEIGHBORHOOD & COMMUNITY SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7364



MEMORANDUM

TO: Terrence R. Moore, ICMA-CM, City Manager

FROM: Sammie L. Walthour, Director, Neighborhood and Community Services *SLW*

DATE: August 11, 2022

SUBJECT: Solid Waste and Recycling Services Request for Proposals (RFP) Update

Over the past several weeks, significant progress has been made regarding the development of the RFP solicitation for solid waste and recycling collection services. Joining the team recently as a technical advisor is John Archambo, former executive at the Solid Waste Authority of Palm Beach County. John has decades of solid waste and recycling collection operations, RFP, contract oversight and systems experience in the public and private sectors. His insight in the development of the RFP, critical elements of the draft franchise agreement, and overall modernization of relevant documentation has been invaluable.

As the team works to complete the RFP to be published, below is a proposed timeline covering release to City Commission consideration:

1. RFP Release	September 1, 2022
2. Proposals Due	October 19, 2022
3. Evaluation Committee Review Completion	November 14, 2022
4. Notice of Intent	November 15, 2022
5. Contract Negotiations Begin	November 16, 2022
6. Commission Agenda Date	December 6, 2022

Adherence to the proposed timeline is based on the expected release of the RFP and of course is subject to adjustment as warranted.

Terrence R. Moore

From: Maxfield, Sara
Sent: Monday, August 8, 2022 9:53 AM
To: Terrence R. Moore; Oris, Jeff
Subject: Information Letter Report

Here is some verbiage from the executive summary of the RFP. I thought it may be a helpful starting point for the information letter report. We can abbreviate and add some color tomorrow.

The City, a municipal corporation of the State of Florida, has hired CBRE, Inc, to solicit developers for the design, construction and operation of a redesigned 18-hole golf course facility to [upgrade] [new] the current Delray Beach Golf Club. The site is approximately **±149.8 acres** and is extremely well located along Atlantic Avenue to the North and just West of Interstate 95 in the heart of South Florida's growth.

More specifically, the project proposed must include:

- A new, redesigned, world-class, 18-hole championship golf course
- A [new] clubhouse, golf pro shop, bar, kitchen, restaurant, golf cart barn, and maintenance building
- Infrastructure improvements including, but not limited to: drainage/recirculation system, raw water wells and transmission line, water main, irrigation system, parking lot, north and south bridge repairs/replacements, lighting, and general landscaping
- Maintaining the integrity of the Donald Ross design (9-holes)
- Placemaking / destination
- Local rate preference and City resident access to clubhouse and amenities
- Entrance to the golf course off Atlantic Avenue

Originally designed by the legendary Donald Ross, the course has amenities including a driving range, putting green, chipping green, full service pro shop, locker rooms, restaurant and lounge. The course has received industry acclaim in the past, however it is in need of upgrades and renovations estimated at more than \$10M to maintain the course and enhance the visitor experience. We understand that there has been public discourse regarding the renovations and that current budget pressures are a challenge.

The City's preference is for the selected developer to provide the upgrades and renovations at limited to no cost to the City. To accomplish this goal the City will consider commercial or mixed use development on a portion of the Site to provide a revenue stream for the developer to offset the golf course upgrade and renovation costs. Placement of commercial development is at the developer's discretion provided the golf course redevelopment goals are successfully met.

The golf course is a priority for the site's redevelopment. However, it is also an opportunity for placemaking and a destination for non-golfers as well. Developers are encouraged to consider complimentary uses in which all City residents may benefit.

The City has engaged the services of CBRE, Inc. (CBRE) to represent it in this solicitation and selection process. Proposers are encouraged to understand the Delray Beach culture and City's goals for the project described herein as outlined in the RFP.

Sara Maxfield, CEcD, EDFP
Economic Development Director

Terrence R. Moore

From: Tomey, Keith
Sent: Friday, August 12, 2022 9:06 AM
To: Terrence R. Moore
Cc: Vega, Brenda; Billingsley, Joyce
Subject: EMS Advisory Council

Good morning Terrence,

I attended the EMS Advisory Committee with staff yesterday. At this meeting Highland Beach presented an amendment to their application which stated that they are going to add a second rescue staffed two personnel. This would bring their daily staffing to 3 personnel on the Ladder truck, 3 on one Rescue and 2 on a second Rescue. They also announced to the committee that Boca Raton and Delray Beach has both refused to offer them Mutual Aid. However, they did say that they are in communication with Palm Beach County Fire Rescue to provide Mutual Aid, but as of now they have no mutual aid agreement.

To be clear, even though we have committed to ***not*** provide mutual aid to Highland Beach, we are still obligated to provide EMS mutual aid. Our COPCN license requires any COPCN holder to render aid to another COPCN holder in another jurisdiction as a requirement to have a COPCN license. This shouldn't happen too often, maybe less than a dozen times a year. The bigger issue for them is that Boca nor Delray will be providing the fire protection mutual aid.

I will attend the County Commission meeting on September 13th and answer questions they may have and address any concern I see that will adversely affect our residents or our level of response to emergencies.

Thanks,

Keith

"Be the reason people love and respect our fire department"

Be safe,

L. Keith Tomey III
Fire Chief
Delray Beach Fire Rescue

501 W. Atlantic Avenue
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TomeyK@mydelraybeach.com
www.mydelraybeach.com
(561) 243-7410 – Office
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August 8, 2022 - August 14, 2022

August 2022							September 2022							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	
28	29	30	31				25	26	27	28	29	30		

Monday, August 8

- ← 12:00am Hassan ooo
- ← 12:00am Hassan ooo
- Amanda ooo
- Janet ooo
- 8:00am - 9:00am Begin CIL (CM Office)
- 9:00am - 9:30am Proactive Communication Regarding Golf Course P3 Considerations (CM Office) - Terrence R. Moore
- 10:00am - 11:30am Mayor mtg w/CM Moore Re: Agenda & Updates (1st Floor Conference Room) - Rangel, Delores ↻
- 12:00pm - 1:00pm Lindell Blvd Redesign Plan (Conference Room -
- 2:00pm - 3:00pm Process Scholars Choice Transaction (CM Office)
- 2:00pm - 2:30pm Canceled: Disorientations (City Manager's
- 3:00pm - 4:30pm Canceled: Cancelled - Comm. Johnson mtg w/CM
- 4:00pm - 4:30pm RR/CT (CM Office)

Tuesday, August 9

- 7:30am - 8:30am Compile August 10th Executive Leadership Team Meeting Agenda (CM Office) - Terrence R. Moore
- 9:00am - 10:00am Follow-Up Direction Regarding P3 Policy Opportunities per Guidance at the June 7th 2022 City Commission Meeting (Microsoft Teams) - Vega, Brenda
- 10:00am - 11:00am General Obligation Bond Issuance Process (Microsoft Teams) - Vega, Brenda
- 11:00am - 12:00pm Mayor Mtg w/CM & Others Re: General Obligation Bond Referendum and P3 Supported Project
- 1:30pm - 2:30pm Compile Information Letter Report - Current Status Regarding Delray Beach Municipal Golf Course
- 3:00pm - 4:00pm CLOSED ATTORNEY/CLIENT SESSION
- 4:00pm - 7:00pm City Commission Regular Meeting ↻
- 4:00pm - 8:00pm August 9th Regular Commission Meeting - Viewing of Presentations (Microsoft Teams Meeting) - Harris, Patrice

Wednesday, August 10

- 9:00am - 11:00am Executive Leadership Team Meeting (Conference Room - City Hall 1st Floor) - Vega, Brenda ↻
- 11:00am - 11:30am Read To Work Education Program with Janet Meeks (CMO) - Vega, Brenda
- 11:30am - 12:30pm Compile Information Letter Report - Selection Process to Support Solid Waste Collection Services Franchise Agreement Considerations (CM Office) - Terrence R. Moore
- 2:00pm - 3:00pm Compile Information Letter Report - Special Event Permit Consideration Process for Cornell Art Museum (CM Office) - Terrence R. Moore
- 3:30pm - 4:30pm Comm. Johnson mtg w/CM Moore & Others Re: General Obligation Bond Referendum (Conference Room - City Hall 1st Floor) - Rangel, Delores

Thursday, August 11

- 12:00am Chief Sims ooo →
- 12:00am Jeff ooo →
- 8:00am - 9:00am Monthly Meeting with Renee Jadusingh (City Manager's Office) - Vega, Brenda ↻
- 9:00am - 10:00am Ocean Terrace re: Parking (Conference Room - City Manager) - Vega, Brenda
- 10:00am - 11:00am Pickleball Tournament (Conference Room - City Manager) - Vega, Brenda
- 11:00am - 12:00pm Compile Information Letter Report - Palm Beach County EMS Council (CM Office) - Terrence R. Moore
- 2:00pm - 3:00pm Comm. Casale Mtg w/CM Moore Re: Bi-Weekly
- 3:00pm - 4:30pm Various (Various) ↻
- 4:00pm - 4:30pm Various Capital Projects Financing Transaction
- 4:30pm - 5:00pm LCL Zelle (CM Office)
- 5:30pm - 6:30pm Lindell Improvement Program (SOC)

Friday, August 12

- ← Chief Sims ooo →
- ← Jeff ooo →
- 12:00am Missie ooo →
- 7:30am - 9:00am Finalize CIL (CM Office) ↻
- 10:00am - 12:00pm Finish Credentialed Manager Annual Report - (CM Office)
- 2:00pm - 3:00pm Hagans Step 3 IAFF (Conference Room - City Manager) - Vega, Brenda
- 3:00pm - 4:30pm Various (Various)
- 5:00pm - 5:30pm ICMA CoachConnect Session with Desmond Jeffries
(<https://icma.instaviser.com/events/1a3859a4-d49f-4ffa-8af9-7ab456350d06/live?at=lg2LYdx3GhgXrutvx6EM>) - Desmond Jeffries via ICMA CoachConnect

Saturday, August 13

- ← Chief Sims ooo →
 - ← Jeff ooo →
 - ← Missie ooo →
 - 9:00am - 11:30am Community Cleanup Event (Staging Area,
 - 10:00am - 11:00am Delray Beach Tennis Center (Hard Court #1) ↻
- More Items...

Sunday, August 14

- ← Chief Sims ooo →
- ← Jeff ooo →
- ← Missie ooo →