



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:		File No.:	Item Type:		1 st Reading	2 nd Reading	
11/20/2024		24-453		<input checked="" type="checkbox"/> Resolution	Ordinance Reading	N/A	N/A
				<input type="checkbox"/> Ordinance	Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/> Other	Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
					Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):		Account Balance (\$):		Funding Source:	Project Number:		
\$169,975		\$399,115		302-7290-565000-PA156	PA156		
Contract/P.O. Required		RFP/RFQ/Bid Number:		Sponsor Name:	Department:		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	RFP# FY 2018-2019-012 CONSULTANT COMPETITIVE NEGOTIATION ACT (CCNA) CONTINUING PROFESSIONAL, ARCHITECTURAL AND ENGINEERING SERVICES AND OTHER SERVICES		Jeffrey Odoms, Director	Public Works		
Strategic Plan Focus Areas:							
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing			
Implementation Timeline:							
Estimated Start Date: 11/20/2024				Estimated End Date: 9/30/2025			

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A CCNA WORK AUTHORIZATION WITH TERRACON CONSULTANTS, INC. TO PERFORM AN UPDATED ENVIRONMENTAL SITE ASSESSMENT AND DEVELOP LICENSE AND PERMITTING APPLICATIONS WITH BROWARD COUNTY FOR CHAVES LAKE FOR A NOT TO EXCEED WORK AUTHORIZATION AMOUNT OF ONE HUNDRED, SIXTY-NINE THOUSAND, NINE HUNDRED AND SEVENTY-FIVE DOLLARS (\$169,975); AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This agenda memorandum is to seek approval from the City Commission in accordance with RFP # FY 2018-2019-012 Consultant Competitive Negotiation Act (CCNA) Continuing Professional Architectural and Engineering Services to approve Terracon Consultants, Inc. to perform environmental site assessment and the development of permitting application with Broward County for environmental compliance actions regarding Chaves Lake for a not-to-exceed amount of \$169,975. The above-listed consultant will be providing services based on the following discipline, provide Environmental Engineering Services.

Background:

On August 5, 2020, the City Commission approved Resolution No. 2020-054 (Exhibit 2) authorizing continuing service agreements be awarded, in accordance with the Consultant Competitive Negotiation Act (CCNA) per Request for Proposal (RFP) # FY2018-2019-012, to a selected group of design professional firms.

For years, the City of Hallandale Beach's Sanitation Division utilized the area adjacent to Chaves Lake as a permitted Transfer Station in coordination with Broward County, storing bulk trash containers and construction debris as a temporary staging area before removal and disposal. However, this practice posed a risk of leachate runoff, which is liquid that percolates through waste and can seep into the surrounding soil, potentially contaminating the groundwater and surface water, including Chaves Lake. Both Broward County and the City share responsibility for the environmental concerns stemming from this practice. Additionally, the nearby Lake Harbour Cove Association has a brownfield site impacted by petroleum hydrocarbons and heavy metals, further contributing to the area's environmental challenges.

Chaves Lake has also been subject to other sources of contamination. The Florida Department of Transportation (FDOT) is responsible for stormwater runoff from the adjacent I-95 corridor and are partners in the operation of a stormwater station for the roads they are responsible for in the Town of Pembroke Park. Runoff from these roadways carry petroleum hydrocarbons from vehicles, which accumulate in the water column, increasing the lake's pollution levels over time. Historical practices by Broward County, such as storing debris along the lakes' bank, and discharging materials into the lake during previous projects, also contributed to its environmental degradation. Although the Broward County practices have ceased, the damage persists.

The City of Hallandale Beach has reviewed previous assessments, including the Phase I Environmental Site Assessment (ESA) conducted by Kimberly Ann Brown & Associates, Inc. (KABA) in March 2018, which revealed the lake's history as a borrow pit dating back to the 1940s and its proximity to a former landfill impacted by petroleum hydrocarbons and other contaminants. Although the landfill has been granted No Further Action with Conditions (NFAC) approval, concerns about sediment and surface water quality persist.

The March 2018 ESA also determined that the Lake Harbour Cove Association's brownfield site located at the south side of Chaves Lake, had been impacted by phenols, heavy metals, and ammonia. While many of the harmful practices have ceased, significant concerns remain, including sediment and surface water quality issues identified in a 2022 Site Assessment Report and subsequent addenda prepared by RES Florida Consulting, LLC (RES).

In September 2023, Broward County requested that the City prepare a Declaration of Restrictive Covenant (DRC) package to restrict activities at Chaves Lake. The DRC would prohibit recreational use, require signage warning against fishing, swimming, and boating, restrict land use, and ensure County oversight of construction plans to prevent contaminant exposure. However, the City has opted not to pursue the DRC due to an existing plan to develop the lake as an open park space. Instead, the City plans to conduct additional testing of the surface water and sediment to gain a clearer understanding of the environmental conditions and potentially remove the restrictions associated with NFAC approval.

This collaborative effort requires accountability from all involved parties (FDOT, Broward County, the Lake Harbour Cove Association, and the City of Hallandale Beach) to ensure that environmental remediation efforts lead to a healthier future for Chaves Lake.

Current Situation:

The City, in collaboration with environmental consulting firm Terracon Consultants, Inc., is conducting a thorough environmental assessment of Chaves Lake and the surrounding area. The assessment is part of efforts to ensure compliance with Broward County regulations as the City plans to develop the area into a public park.

Terracon Consultants Inc.'s assessment will build on previous evaluations conducted by RES Florida Consulting, LLC, which identified contamination in the unsubmerged northern portion of the site. Specifically, arsenic, benzo(a)pyrene equivalents, and total recoverable petroleum hydrocarbons (TRPH) were found in the soil, while surface water was impacted by elevated levels of aluminum and silver. These findings, documented in a Site Assessment Report (SAR) from January 2022 and subsequent addenda in 2023, highlighted the need for further investigate to determine the full scope of contamination and the potential risks associated with redeveloping the area for public use.

Once the environmental assessment is completed, Terracon will prepare a Site Assessment Report Addendum (SARA) to clarify the findings and recommend next steps. The City will review the results to determine if remediation is required and how to proceed with park development. The goal is to ensure that any environmental hazards are addressed, allowing for the unrestricted recreational use of the area while maintaining compliance with regulatory requirements.

The proposal includes permit application assistance for a Surface Water Management License and Environmental Resource License, both of which are required by Broward County. The permits and licenses will require the review of the drainage system of Chaves Lake and contributing drainage elements connected to the lake. Additionally, a

topographic and bathymetric survey will be required to document existing elevations necessary for the volumetric analysis. A volumetric analysis will need to be performed to estimate the volume of the existing lime residual fill. The City will provide Terracon with estimated discharge rates and fill volumes for future discharges to the lake and plans/schedules for alternative disposal plans.

Why Action is Necessary:

Pursuant to Chapter 23, Section 23-4, Competitive Bidding Required, all purchases of and contracts for equipment, supplies, and contractual services, when the estimated cost shall exceed \$50,000.00 shall be based on competitive bids. Furthermore, pursuant to Chapter 23, Section 23-6, Award of Contract, the City Manager shall have the authority to recommend to the City Commission award of contracts. Chapter 23, Section 23-8 (7) Continuing Services Agreements. Individual purchases for professional services not exceeding \$75,000 made pursuant to continuing services agreements resulting from a publicly solicited Request for Proposals may be approved by the City Manager.

Cost Benefit:

Performing the necessary environmental sampling and acquiring the appropriate discharge permit for the Chaves Lake project is a cost-effective strategy for the City because it mitigates significant long-term financial and legal risks. By investing in these measures now, the City ensures compliance with Broward County regulations and avoids potential penalties or fines for unpermitted discharges, which could amount to substantial costs over time. Additionally, securing the permit and demonstrating environmental stewardship can strengthen the City's standing with regulatory agencies and the public, reducing the likelihood of costly litigation or environmental remediation.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Proposed Resolution
- Exhibit 2 – Resolution No. 2020-054
- Exhibit 3 – Proposal – Terracon Consultants, Inc.

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Jeff Odoms
Director of Public Works

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