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RESOLUTION NO. 2024 - 117

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.

WHEREAS, pursuant to Chapter 23, Section 23-4, City of Hallandale Beach Code of Ordinances, purchases of and contracts for equipment, supplies and contractual services, when the estimated cost shall exceed \$50,000, except as specifically provided in that section, shall be based, wherever possible, on competitive bids; and

WHEREAS, on August 5, 2020, the City Commission of Hallandale Beach adopted Resolution 2020-054 authorizing continuing service agreements solicited through RFP #2018-2019-012 – Continuing Professional Architectural and Engineering Services pursuant to Section 287.055, Fla. Stats., the Consultants Competitive Negotiation Act (CCNA); and

WHEREAS, the City of Hallandale Beach 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, which may have resulted in runoff from leachate, the liquid that percolates through waste, potentially accumulating in the surrounding soil and

37 infiltrating the groundwater and nearby surface water, including Chaves Lake, creating
38 environmental concerns related to soil and water contamination; and

39 **WHEREAS**, in addition to the County-authorized transfer station, historical
40 practices by Broward County, including storing debris along Lake Chaves' bank, and
41 discharging materials into Lake Chaves during previous projects, also contributed to
42 its environmental degradation, and although those Broward County practices have
43 ceased, the damage persists; and

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45 **WHEREAS**, in addition to the transfer station and the historical Broward County
46 discharge of contaminants into Lake Chaves, the Florida Department of
47 Transportation (FDOT) is responsible for stormwater runoff into Lake Chaves from the
48 adjacent I-95 corridor and is a partner in the operation of a stormwater station for the
49 roads they are responsible for in the Town of Pembroke Park; runoff from these State
50 roadways carries petroleum hydrocarbons from vehicles, which accumulate in the
51 water column, that have increased Lake Chaves' pollution levels over time; and

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54 **WHEREAS**, the City has reviewed previous assessments, including the Phase
55 I Environmental Site Assessment (ESA) conducted by Kimberly Ann Brown &
56 Associates, Inc. (KABA) in March 2018, which revealed the lake's history as a borrow
57 pit dating back to the 1940's and its proximity to a former landfill impacted by petroleum
58 hydrocarbons and other contaminants, and, although the landfill was granted "No
59 Further Action with Conditions" (NFAC) approval, concerns about sediment and
60 surface water quality persist; and

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63 **WHEREAS**, residual lime discharge over the last 30 years, a byproduct of the
64 water treatment process, may also have contributed to potential contamination; and

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67 **WHEREAS**, in addition to the above-described City, County, and State
68 contributors of contaminants into Lake Chaves, the above-referenced 2018
69 Environmental Site Assessment reported that nearby Lake Harbour Cove Home

70 Owners Association's brownfield site is impacted by phenols, heavy metals, and
71 ammonia, further exacerbating the Lake Chaves area's environmental challenges; and

72 **WHEREAS**, a 2022 Site Assessment Report and subsequent addenda
73 prepared by RES Florida Consulting, LLC (RES) identified sediment and surface water
74 quality issues as follows: arsenic, benzo(a)pyrene equivalents, and total recoverable
75 petroleum hydrocarbons (TRPH) were found in the soil, while surface water was
76 impacted by elevated levels of aluminum and silver; and

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78 **WHEREAS**, after a presentation of option at the August 21, 2024 meeting, the
79 City Commission directed staff to proceed with the next step in efforts to remediate
80 the area with the ultimate goal of making the property useful as an open
81 space/recreational area; and

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83 **WHEREAS**, Staff recommends updated environmental testing, the results of
84 which will help determine if any remediation is required before moving forward, and, if
85 so, the extent of necessary cleanup and the type of recreational project best suited for
86 the area; and

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89 **WHEREAS**, City staff recommends that the Mayor and City Commission find it
90 in the public interest to obtain updated testing in Chaves Lake to determine the current
91 level of contamination, and authorize a proposal from CCNA environmental
92 engineering firm Terracon Consultants, Inc. to perform an updated environmental site
93 assessment and develop license and permitting applications with Broward County for
94 environmental compliance actions regarding Chaves Lake for a not to exceed CCNA
95 Work Authorization amount of One Hundred, Sixty-Nine Thousand, Nine Hundred and
96 Seventy-Five Dollars (\$169,975), and authorize the City Manager to execute relating
97 documents.

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100 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
101 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

102 **SECTION 1.** The foregoing "Whereas" clauses are incorporated herein.

103 **SECTION 2.** The Mayor and City Commission hereby authorize a proposal
104 from CCNA environmental engineering firm Terracon Consultants, Inc. to perform an
105 updated environmental site assessment and develop license and permitting
106 applications with Broward County for environmental compliance actions regarding
107 Chaves Lake for a not to exceed CCNA Work Authorization amount of One Hundred,
108 Sixty-Nine Thousand, Nine Hundred and Seventy-Five Dollars (\$169,975), and
109 authorize the City Manager to execute relating documents.

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111 **SECTION 3.** This Resolution shall take effect immediately upon its passage
112 and adoption.

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114 APPROVED AND ADOPTED this 20th day of November, 2024.

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JOY F. COOPER
MAYOR


120 SPONSORED BY: CITY ADMINISTRATION

121 ATTEST:

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JENORGEN GUILLEN
CITY CLERK

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128 APPROVED AS TO LEGAL SUFFICIENCY

129 AND FORM

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JENNIFER MERINO
CITY ATTORNEY

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FINAL VOTE ON ADOPTION

Mayor Cooper	<u>Yes</u>
Vice Mayor Lazarow	<u>Yes</u>
Commissioner Adams	<u>Yes</u>
Commissioner Butler	<u>Yes</u>
Commissioner Lima-Taub	<u>Yes</u>

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