



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
5/6/2026	26-149	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
\$28,500	\$74,150		7290-565000-PA156	PA156	
Contract Required:	P.O. Required:		RFP/RFQ/Bid Number:	Sponsor Name:	Department:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RFP # FY2024-2025-14 CONSULTANT COMPETITIVE NEGOTIATION ACT (CCNA) CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES AND OTHER SERVICES		Marlon Lobban Director	Public Works
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input checked="" type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 5/6/2026			Estimated End Date: 6/30/2026		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A CCNA WORK AUTHORIZATION FOR RES FLORIDA CONSULTING, LLC TO COMPLETE A TOXICOLOGICAL RISK ASSESSMENT AT CHAVES LAKE'S SURFACE WATER IN AN AMOUNT NOT-TO-EXCEED TWENTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS (\$28,500); AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This agenda item seeks the City Commission's approval to retain the services of RES Florida Consulting, LLC ("RES"), to complete the toxicological risk assessment at Chaves Lake's surface water in accordance with RFP #FY2024-2025-14 – Continuing Professional Architectural and Engineering Services, for an amount not-to-exceed \$28,500.00. The above-mentioned consultants will be providing engineering services, including a toxicological risk assessment. This expenditure requires Commission approval because the Project total exceeds the City Manager's designated spending authority.

Background:

The City has performed a number of assessments on the Chaves Lake property over the past seven years, including several environmental site assessments. The purpose for the assessments and testing that has been done was to determine what would be required to construct a park on the property.

The City provided RES with the following documents and assessment activities that have been conducted:

- Phase I Environmental Site Assessment (Phase I ESA) dated March 19, 2019 prepared by Kimberly Ann Brown and Associates, Inc. (KABA).
- Phase II Environmental Site Assessment Report for the Chaves Lake Property dated June 13, 2019 prepared by LandScience, Inc. (LandScience) RES then conducted assessments to assist the City with resolving contamination issues identified by LandScience to help to facilitate redevelopment of the Site for use as a park, RES prepared the following assessment reports for the City.
- Site Assessment Report and Risk Assessment dated January 31 ,2022
- Site Assessment Report Addendum dated April 7, 2023
- Site Assessment Report Addendum II dated June 20, 2023
- Site Assessment Report Addendum III & No Further Action with Conrols Proposal dated September 14, 2023

Although Broward County was the lead regulatory agency, they provided the Risk Assessment to FDEP for their review.

FDEP issued regulatory comments regarding both the upland portion of the Site and the lake in correspondence dated June 27, 2022. At that time, the City determined that the use of the lake would be restricted and therefore Broward County did not require that the City address the FDEP comments regarding the risk assessment as they related to the lake. The assessments concluded that the regulatory closure for the site would result in

a conditional closure with land use restrictions. A draft Declaration of Restrictive Covenant was developed for the Site by FDEP. The restrictions are outlined below:

1. Land Use Restrictions. The following uses of the property are prohibited:
 - *Use of site surface water (Exhibit B) for recreational use is prohibited.*
 - *Proper signage stating that fishing, swimming, and boating are prohibited must be placed along the water's edge.*
 - *Land use for the area depicted on Exhibit B will be restricted to recreational and/or commercial/industrial use.*
2. *Broward County must review construction and dewatering plans for any proposed construction or dewatering to ensure that no contaminant exposure from contaminated groundwater will occur.*
3. *The current stormwater management configuration on the property may not change without approval from Broward County.*

However, the conditions to be imposed were based on the assumption that the lake would not be used for recreational activities. Therefore, assessments regarding the lake were halted and only the land portion of the site was assessed. The City informed Broward County of the decision not to sign the DRC and to move forward with some level of assessment and/or remediation. The City hired Terracon Consultants, Inc. (Terracon) to conduct additional assessment of the upland and lake portion of the property. The City provided RES with a copy of an April 26, 2025, Limited Site Investigation – Executive Summary prepared by Terracon. In that summary, Terracon documented additional assessment activities that included collection of surface water samples from seven locations and sediment samples from two locations. Laboratory analysis of the collected surface water samples reported exceedances of the Freshwater Surface Water Cleanup Target Level (FSWC) Bis (2-Ethylhexyl) Phthalate and PFOS above the FDEP provisional surface water screening level, but the compound was also detected in blanks. Previously detected silver and aluminum were not detected. Terracon reported exceedances of numerical values outlined in FDEP's Sediment Quality Assessment Guidelines for Benzo(a)pyrene, Benzo(b)anthracene, Chrysene, Fluoranthene, Phenanthrene and Pyrene.

On March 4, 2026, the City requested that RES prepare a proposal to assist the City with developing a scope to address the FDEP's comments regarding the lake that will require that an additional sampling scope be developed and implemented for the lake at the Site. Additionally, the City requested that a toxicological assessment of fish be conducted. RES will work with their subconsultant, Geosyntec Consultants to develop a risk assessment sampling scope that will satisfy the comments from the FDEP as well as work toward the City's goal of being able to use the lake portion of the site for recreational uses. The purpose of this proposal is to identify the remaining services needed to resolve the FDEP's comments on the use of the lake for recreational purposes, with the ultimate goal of removing restriction number 1 of the land use restrictions cited above.

Current Situation:

On March 16, 2026, RES provided the City with a Toxicological Risk Assessment Scope Development, which will encompass two phases. Phase I will be coordinated meetings to ultimately understand the City's goals, present the FDEP and Broward County with a

proposed approach to obtain input from the regulatory agencies/provide clarification about the comments in FDEP's letter dated June 27, 2022, and follow-up on any questions posed during the initial meetings. A scope of work will be prepared and submitted to the City at the end of the coordinated meetings, so Phase II can begin.

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-5 Competitive procurement required: Procurement Mechanisms, (5) Continuing Services Agreements. Individual purchase of services quoted on a per-project basis pursuant to the terms solicited via RFP. Furthermore, Section 23-9, Award, (e) The City Manager may award procurements within the delegated spending authority. All other procurements, except emergency procurements, require commission approval for award.

Cost Benefit:

The proposed work will allow for the development of a comprehensive toxicological risk assessment plan, so the City will understand the potential of the lake's recreational use. The use of the property will have a direct impact on future development within the City.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – Resolution No. 2025-113
- Exhibit 3 – RES Florida Consulting, LLC Proposal

Prepared By: Jeffrey "JT" Towne
Jeffrey "JT" Towne
Assistant Public Works Director

Reviewed By: Marlon Lobban
Marlon Lobban
Public Works Director

Reviewed By: Noemy Sandoval
Noemy Sandoval
Assistant City Manager