

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
MINUTES OF THE SPECIAL CITY COUNCIL MEETING
HELD AUGUST 8, 2016 @ 5:30 P.M.
MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS**

(The following may contain unintelligible or misunderstood words due to the recording quality.)

I. CALL TO ORDER

CHAIRPERSON DAVIS: Good evening, everyone. We're getting ready to call this Special Meeting to order. Madam Clerk, roll call, please.

DEPUTY CITY CLERK BURGESS: Mayor Thomas Masters?

MAYOR MASTERS: Present.

DEPUTY CITY CLERK BURGESS: Chairperson Terence Davis?

CHAIRPERSON DAVIS: Yeah. Here.

DEPUTY CITY CLERK BURGESS: Chair Pro Tem KaShamba Miller-Anderson?

CHAIR PRO TEM MILLER-ANDERSON: Present.

DEPUTY CITY CLERK BURGESS: Councilperson Lynne Hubbard?

COUNCILPERSON HUBBARD: Present.

DEPUTY CITY CLERK BURGESS: Councilperson Tonya Davis Johnson?

COUNCILPERSON DAVIS JOHNSON: Here.

DEPUTY CITY CLERK BURGESS: Councilperson Dawn Pardo?

COUNCILPERSON PARDO: Present.

DEPUTY CITY CLERK BURGESS: City Manager Ruth Jones.?

CITY MANAGER JONES: Present.

DEPUTY CITY CLERK BURGESS: Deputy City Clerk Jacqueline Burgess is present. City Attorney Andrew DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: Here.

CHAIRPERSON DAVIS: Thank you. We would all stand for a moment of silence and the Pledge will be led by Councilperson Hubbard.

II. PLEDGE OF ALLEGIANCE

(Everyone stood for a Moment of Silence with the Pledge of Allegiance being led by Councilperson Hubbard).

CHAIRPERSON DAVIS: Madam Manager, as it is illustrated here on the agenda, we're going to go right into the Special Meeting Discussion on deliberations regarding the O'Donnell Agency and contract?

CITY MANAGER JONES: Yes, sir. Before you get to that, however, I would like to put on the record the additional information that you have in front of you.

CHAIRPERSON DAVIS: Okay.

CITY MANAGER JONES: For item number 3, number 1, we've provided you additional information on the scope of services for each one of the contracts that the O'Donnell Agency has had with the City of Riviera Beach. So it's additional information.

CHAIRPERSON DAVIS: Okay.

CITY MANAGER JONES: As it relates to the public hearing item there is a slight modification in the wording of the resolution, and if you'll notice, when we get down to the area, "Approving an Application from Leaf Properties for site plan approval to develop a single-story retail," and this takes out the name of any particular business.

CHAIRPERSON DAVIS: Okay.

CITY MANAGER JONES: So it's a minor revision in the resolution heading.

CHAIRPERSON DAVIS: Okay. So this'll just be added as the backup. Any questions regarding these additions from any board members? All right. We don't need a motion to add this for the backup, correct?

CITY MANAGER JONES: (Shakes head).

CHAIRPERSON DAVIS: Okay. All right. So you have this so you're going to do a presentation on the initial contract for O'Donnell Agency, to talk about levels of service?

CHAIR PRO TEM MILLER-ANDERSON: Yeah, that would -- yeah, that would be good.

CHAIRPERSON DAVIS: For the public and then we'll have a discussion.

CHAIR PRO TEM MILLER-ANDERSON: Right. Yeah. Yeah. That would be good.

III. ***Special Meeting Discussion Item(s)**

1. *DISCUSSION AND DELIBERATION (VOTE) REGARDING THE O'DONNELL AGENCY CONTRACT FOR MARKETING AND PUBLIC RELATIONS CONSULTING SERVICES.*

CITY MANAGER JONES: Yes. This is a request that we received last week and we placed it on for a vote tonight in consideration. I would like to ask Danny Jones to present the background and history as it relates to us and our relationship with the O'Donnell Agency, please.

DEPUTY CITY MANAGER JONES: Danny Jones, Deputy City Manager. In 2013 the Riviera Beach Community Redevelopment Agency released an RFP for public relation and marketing services to market the development at the marina. In 2014 the City made – staff made a request to the council to piggyback off of that agreement so that the efforts in the City, as well as the CRA, could be unified because it was hard to promote the CRA separately from the City. And having one agency provide those services to the City provided us the best benefit for the consistent message and to get that information out to the general public and to make sure our message was consistent to the public.

Since that time staff meets biweekly with the O'Donnell Agency to discuss ongoing projects, to set out initiatives, to coordinate efforts between the council, staff, department heads, with the O'Donnell Agency as it relates to marketing and public relations in the City. They've also provided the City with crisis management during those instances where the City was going to receive or about to receive negative press. They've been able to work with the media to provide them accurate information so that if the story is to be told then the story is accurate. We've also worked on several different marketing campaigns through the manager's office and initiatives to contact local businesses, to highlight the growth of the city, highlight the improvement, new businesses coming to Riviera Beach, as well as a day-to-day basically good news coming out of Riviera Beach. And we've been meeting, I said, on a biweekly basis, and running those stories and coordinating with the other departments.

MAYOR MASTERS: Mr. Chairman?

CHAIRPERSON DAVIS: Mayor?

MAYOR MASTERS: Mr. Jones?

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: You're familiar with the chain of command. You're familiar with protocol.

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: And you're familiar with process and procedures.

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: What is the relationship with your position with the O'Donnell Agency as far as the chain of command?

DEPUTY CITY MANAGER JONES: Basically I've been kind of like the contract manager for the last two and a half years that they've worked with the City. And before any story is released or before we charge or incur any new services or anything along those lines, I typically give an e-mail approval or a signed approval.

MAYOR MASTERS: Well, more directly, anything that the O'Donnell Agency attempts to send out on behalf of the City or any of the entities involved, is it true that you are the person to -- designated by the manager, I would hope? And you --

DEPUTY CITY MANAGER JONES: On the City's side, yes, sir.

MAYOR MASTERS: -- you are the person that is supposed to sign off?

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: Nothing -- is it also true that nothing should go out from the O'Donnell Agency that pertains to city -- our city or any of the entities involved unless you sign off; is that true?

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: Question: Do you have any knowledge of any project, any event, any happening, or any communication as it relates to the City or its elected officials that you have not signed off on?

DEPUTY CITY MANAGER JONES: From the City's perspective, no, sir.

MAYOR MASTERS: So it is true that nothing should be going out from the O'Donnell Agency. Nothing. Unless -- as it pertains to the City?

DEPUTY CITY MANAGER JONES: The City, yes, sir.

MAYOR MASTERS: Or any communication. Because the reason why I'm saying that is because -- and I think once he takes the -- comes up and he will confirm, I -- I wanted them to do something about a job fair, to -- to help do something. And I was told by the O'Donnell Agency that the request cannot come from me. It would have to come from you because as elected official, you were the person that would request them to do anything that an elected official wanted done. Is that true?

DEPUTY CITY MANAGER JONES: Yes, sir.

MAYOR MASTERS: Thank you, sir. I'm done.

CHAIRPERSON DAVIS: Madam Vice Chair?

CHAIR PRO TEM MILLER-ANDERSON: Okay. I'm sure we all know that during our -
- I think it was our last meeting I requested that this be put on the agenda during the
special meeting due to a press release that was sent out from Miss Pardo. Well, the
O'Donnell Agency sent it out on behalf of Miss Pardo in response to the vote that was
made to terminate Mr. Brown. So hearing now -- were you aware of that press release
going out?

DEPUTY CITY MANAGER JONES: Not before you brought it up, ma'am. No.

CHAIR PRO TEM MILLER-ANDERSON: So you didn't sign off on that?

DEPUTY CITY MANAGER JONES: No, ma'am.

CHAIR PRO TEM MILLER-ANDERSON: So that was a private or -- job, I guess, that
was done?

DEPUTY CITY MANAGER JONES: I'm not sure. I would have to let Tony speak on --
on that, but he and I had a conversation last week about it and I think it was under the
auspice of the CRA. It wasn't the City.

CHAIR PRO TEM MILLER-ANDERSON: But it was under the auspice of the CRA?

DEPUTY CITY MANAGER JONES: Yeah. It wasn't under the City's contract.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

DEPUTY CITY MANAGER JONES: I didn't sign off on it. I didn't approve it.

CHAIR PRO TEM MILLER-ANDERSON: Okay. And so Mr. Brown would be the one
that would have signed off on that, on the CRA side?

DEPUTY CITY MANAGER JONES: I don't know who his -- who his contact was --

CHAIR PRO TEM MILLER-ANDERSON: Who is it? Who --

DEPUTY CITY MANAGER JONES: -- there.

CHAIRPERSON DAVIS: Call Tony.

CHAIR PRO TEM MILLER-ANDERSON: -- who approves that?

TONY THEISSEN: If you like I can address that.

CHAIR PRO TEM MILLER-ANDERSON: Yeah, sure.

DEPUTY CITY MANAGER JONES: Okay.

TONY THEISSEN: Hi, good evening.

MAYOR MASTERS: Good evening, sir.

TONY THEISSEN: I think there's some confusion about that issue that you're discussing.

CITY MANAGER JONES: Excuse me, would you give your name for the record?

TONY THEISSEN: I'm Tony Theissen with the O'Donnell Agency and my title is Senior Brand Manager and Media Strategist. We are here, I think, to talk --

MAYOR MASTERS: You said media? What did you say, media?

TONY THEISSEN: Media strategist.

MAYOR MASTERS: Thank you.

TONY THEISSEN: You know, although we are with city council here, the actions that were performed were under the CRA so I don't know if it's appropriate for me to continue.

CHAIR PRO TEM MILLER-ANDERSON: Well, we'll leave -- we won't -- I'll leave that there and we'll talk about that in CRA. That's fine with me. But I do have other questions.

TONY THEISSEN: Would you like me to address it? I'd be happy to address it.

COUNCILPERSON HUBBARD: Madam -- Mr. Chair?

TONY THEISSEN: I don't know if it's appropriate or not.

CHAIR PRO TEM MILLER-ANDERSON: Attorney DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: Yes?

CHAIR PRO TEM MILLER-ANDERSON: Is it okay for him to address that since they're saying it's on the CRA side, not the City side?

CITY ATTORNEY DeGRAFFENREIDT: Sure. There's no prohibition.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

CITY ATTORNEY DeGRAFFENREIDT: There's a factual question that's being presented he hasn't answered.

CHAIR PRO TEM MILLER-ANDERSON: Yes. Yes. Go ahead.

CHAIRPERSON DAVIS: And this is a special meeting so --

CHAIR PRO TEM MILLER-ANDERSON: Go ahead.

TONY THEISSEN: Yeah. You know, the -- I was here the night of the vote. I've been attending council meetings frequently and CRA meetings just to make sure we know the scope of the new board and, you know, their actions and where they want the City to head, direction.

After that decision was made, I think Chair Davis will remember I called him first thing in the morning. It was probably 7:30 in the morning that morning looking for a statement from him, 'cause I had had -- the night before I had had a media request the same night after the meeting asking for a statement from the City. Told them nothing would happen that night so I contacted the Chair first thing in the morning, asked for a statement that we could distribute to the media. Chair Pardo -- or Chair Pardo? Excuse me. Miss Pardo also called me that morning and said she had been contacted by the media, and I think it was even the same reporter who had initially contacted me. She drafted a statement, sent it to me and asked me to distribute that.

CHAIRPERSON DAVIS: Excuse me. Before we go any further, I want to make sure that the statement that I released was only relevant to the decision that was made on the board. It wasn't an opinionated statement based on how I felt about anyone. My statement is only stating that the majority of the board made a decision and this is how we move forward. And I kept it based on the vote at that time. I didn't make how I felt about it -- I left all that information out.

TONY THEISSEN: Right.

CHAIRPERSON DAVIS: And I was very consistent on a position on that 'cause I want us to be clear about what the majority of the board had made the decision at that time. Yes, sir.

COUNCILPERSON HUBBARD: Mr. Chair?

CHAIRPERSON DAVIS: Go ahead, Councilperson Hubbard.

COUNCILPERSON HUBBARD: Also the -- even though this was made on the CRA side, and this is the City's side, the opening statement included the fact that there is hard to separate the CRA from the City and that's why the City side went into a contract with the O'Donnell Agency, because the CRA was involved and to tell our whole story, to tell a complete story. It would have been impossible for you to do so had we not used the same PR firm and you were out trying to market us. So in marketing us, we cannot now decide that we're going to divide the City media and the CRA media because we've already established on the front-end that it's one media for -- and that's why we needed one singular media firm to tell our story in its totality.

TONY THEISSEN: We do perform completely different services for City and CRA. They don't match at all.

COUNCILPERSON HUBBARD: That might very well be the case but I think you understand what I'm saying. If you paint a negative image on the CRA's side or on the City's side, it will affect both regardless. That's my -- that's my point. And I'm sure you

probably do different things for the City and different things for the CRA but you do get the point that I'm trying to make.

TONY THEISSEN: Well --

COUNCILPERSON HUBBARD: I really hope so.

TONY THEISSEN: -- perhaps. I mean, the messages are similar, yes. The execution of those messages are completely different.

COUNCILPERSON HUBBARD: Okay. Let's start -- let's --

CHAIRPERSON DAVIS: Hold on. Hold on. Hold on. Let's -- let's --

COUNCILPERSON HUBBARD: Point of order, Mr. Chair.

CHAIRPERSON DAVIS: -- hold --

COUNCILPERSON HUBBARD: Point of order. Let me finish. I want to make sure that he -- that he understands because he say he doesn't. Again, on your opening statement you stated that -- not you but in the overview Mr. Jones stated, the reason that the City decided to go with O'Donnell Agency is because the CRA had taken you under contract and was using you. While the whole world looks at the City of Riviera Beach as a City of Riviera Beach, not the City of Riviera Beach and nor the CRA agency. The message that you are trying to tell is about the City of Riviera Beach. Whether it's the CRA agency or not, the whole world is looking at it as the City of Riviera Beach. So that's why it was very -- that's why the case was made that we should tell the same -- tell the same story all the time. Now again, I'm real clear that what you have to do on the City's side is going to be different from what you have to do on the CRA's side because there's different things we're selling.

TONY THEISSEN: Correct.

COUNCILPERSON HUBBARD: But as a PR person, as a marketing person, I'm going to give you the benefit of the doubt and know that you know that I'm talking about what you say about the CRA or what you say about the City affects us in one vacuum.

TONY THEISSEN: Sure.

COUNCILPERSON HUBBARD: So that -- that's the point that -- that I'm trying -- that I'm trying to make.

TONY THEISSEN: Sure.

COUNCILPERSON HUBBARD: So we can't stand here and stand on and try to say that these things happened on the CRA's side as opposed to happening on the City -- on the City's side.

TONY THEISSEN: We -- we -- yes. We tried to -- as our agency, we -- some people don't understand the difference between the two and I'm not saying council but even members of the public.

CHAIRPERSON DAVIS: Uh-huh.

TONY THEISSEN: So we try to make it very clear our programs of work are separate. We file separate monthly reports listing different actions for each agency. You know, we don't want any confusion that we're sharing, you know -- sharing resources or anything like that. You know, our programs of work are different.

COUNCILPERSON HUBBARD: Okay. Okay.

TONY THEISSEN: Is that --

COUNCILPERSON HUBBARD: No, it's not but we'll come back if necessary. But we'll go on.

TONY THEISSEN: Sure.

CHAIRPERSON DAVIS: Let's just kind of --

TONY THEISSEN: But again, you know, back --

CHAIRPERSON DAVIS: -- just go back to your presentation. I think you was kind of picking --

TONY THEISSEN: -- I am. I am.

CHAIRPERSON DAVIS: -- I just wanted -- I was only jumping in to be clear about what my statement was.

TONY THEISSEN: Correct.

CHAIRPERSON DAVIS: And you was talking about what happened on that day.

TONY THEISSEN: So -- yeah.

CHAIRPERSON DAVIS: Yes.

TONY THEISSEN: So Chair Davis gave me a statement. We discussed it. He asked me to distribute it to all media that morning and I did. I think it was probably -- I think we spoke at 7:30 or 8 that morning.

CHAIRPERSON DAVIS: Uh-huh.

TONY THEISSEN: I was contacted by Chair Pardo maybe --

CHAIR PRO TEM MILLER-ANDERSON: It's not Chair Pardo.

TONY THEISSEN: -- I don't know. It was an -- again, I'm sorry. I'm used to Chair Pardo. Not Chair Pardo, Council Member Pardo. Probably an hour later, she had been contacted by some media and asked for a statement. She provided me a statement. We revised it and then she asked me to distribute that to all the media, as well, which I did. I will say it's not -- it's not normally the way we would distribute a statement. Normally they would go through --

CHAIR PRO TEM MILLER-ANDERSON: Okay. Let's stop. Can we, Chair, please stop there?

CHAIRPERSON DAVIS: Yes.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Why was it done differently this time?

TONY THEISSEN: Because this was -- these were requests directly from the board that made the decision.

CHAIR PRO TEM MILLER-ANDERSON: Is that --

TONY THEISSEN: In this case I couldn't see anybody telling me don't distribute a statement from a council -- that a council member has given you.

CHAIR PRO TEM MILLER-ANDERSON: I thought the mayor said that he had requested services regarding a job fair, but he could not do it because it didn't come through --

TONY THEISSEN: But that wasn't --

CHAIR PRO TEM MILLER-ANDERSON: -- the proper channel?

TONY THEISSEN: -- this to me -- this was a statement about an action that board members had taken the night before. I think that's a completely different situation than what --

CHAIR PRO TEM MILLER-ANDERSON: Okay. So --

TONY THEISSEN: -- the --

CHAIR PRO TEM MILLER-ANDERSON: -- okay.

TONY THEISSEN: -- if -- if an elected official comes to me and tells me, "I'd like you to issue this statement on my behalf," you know, I don't know that there needs to be a permission given for -- you know, if you -- you ultimately are the decision makers for the city.

CHAIR PRO TEM MILLER-ANDERSON: As a whole.

TONY THEISSEN: As a whole, correct.

CHAIR PRO TEM MILLER-ANDERSON: Right. So when -- and I'm just -- 'cause I've never contacted you and asked you to do this so I'm trying to get a clear understanding of the way in which this is done. So as a whole, we are the body that provide the contract for you all.

TONY THEISSEN: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: And if I want to release a statement regarding, as Mr. Davis said, an opinion about what the council as a whole decided to do --

CHAIRPERSON DAVIS: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: -- I should be able to do that with no problem?

TONY THEISSEN: Yes, ma'am.

CHAIR PRO TEM MILLER-ANDERSON: And it's fine because we have the authority to do so?

TONY THEISSEN: I would, you know -- the only thing I would say is as long as it's not -

CHAIR PRO TEM MILLER-ANDERSON: Even though everyone has not agreed to what is being said unless it's their own statement. You know, I mean, if that -- like he spoke about what he did, he was not talking about --

CHAIRPERSON DAVIS: Yeah. I just talked about the three -- what the majority of the board did the night --

CHAIR PRO TEM MILLER-ANDERSON: -- everybody else did.

CHAIRPERSON DAVIS: Yeah.

CHAIR PRO TEM MILLER-ANDERSON: So --

TONY THEISSEN: No, we are available to all council members or CRA board members, you know?

CHAIRPERSON DAVIS: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: I understand that. I understand that.

TONY THEISSEN: And I -- you know, I -- I'd be more than happy to sit down with you and discuss in person at length, you know, what our services are but --

CHAIR PRO TEM MILLER-ANDERSON: I have your scope. I have the scope.

TONY THEISSEN: Okay.

CHAIR PRO TEM MILLER-ANDERSON: Yeah. I have the scope. Go ahead.

CHAIRPERSON DAVIS: Madam Vice Chair, here's my questions/concern. And we need to make sure this is tightened up. We want to make sure that whatever the public views in Riviera Beach, it's not divided. Okay? My professional decision that I made on that night -- and when you called me I said I'm -- remember, we had a discussion.

TONY THEISSEN: Yes, sir.

CHAIRPERSON DAVIS: I said, "I don't want to say nothing outside of what happened in that meeting as far as the votes."

TONY THEISSEN: Correct.

CHAIRPERSON DAVIS: I didn't want to get into nothing else because it will show that my decision might have been one way, Vice -- you know, I want to make sure the people know what the vote was taken on that day. You are our PR person. The issue that at least I had at the time was if we're going to spend money on our PR person and the minute that someone sends a press release that's totally against what a majority of the board made it -- made, that's something they should have made on their own and not through you, because we pay you to keep this city on one track, not divided.

And I'm trying to find out we as a board, you know, legally, how do we prevent this from happening in the future on our policy? Because once a board make a decision and there's a statement released on behalf of what the board made at the time, I don't feel like no board member, whether it's myself or anyone else, should have you, the taxpayers, pay for you to send a statement that's totally against the City's position. And then the taxpayers have to eat that because we're spending our money on that. And I didn't feel comfortable when I saw that the next day that we paid O'Donnell Agency to release the statement that was totally against what this board had made at that time. And I'm trying to find out how does that happen. I mean, when you received the press release, did you feel uncomfortable?

TONY THEISSEN: To me it was --

CHAIR PRO TEM MILLER-ANDERSON: Business.

TONY THEISSEN: -- it was business. I didn't have an opinion.

CHAIRPERSON DAVIS: And you was getting --

TONY THEISSEN: In fact, I will tell you, you know, I -- I assisted with the statement we were given, to modify it a little bit to make it more -- to water it down some, I think, and make it, you know -- we assisted with professional services on that statement, you know?

CHAIRPERSON DAVIS: Uh-huh.

TONY THEISSEN: I -- I don't -- I sure hope there's no feeling anything nefarious went on. We were just asked by a council member just as we asked you for a statement.

CHAIRPERSON DAVIS: Uh-huh.

TONY THEISSEN: You know, if, in a situation like that in the future -- and that's the first time in three years we've ever had that situation --

CHAIRPERSON DAVIS: Uh-huh.

TONY THEISSEN: -- and even it came about because members of the media had contacted council members directly who had then contacted me.

CHAIRPERSON DAVIS: Vice Chair?

CHAIR PRO TEM MILLER-ANDERSON: Yeah. Okay. So when you -- that request was made to you, did you think that that would provide a positive image of the board as a whole? Or --

TONY THEISSEN: And I --

CHAIR PRO TEM MILLER-ANDERSON: -- and did it appear to you that it seemed divided? Did it -- 'cause I'm just reading -- as I read it myself, I didn't think that was a very positive thing that was put out there. And as a PR firm --

CHAIRPERSON DAVIS: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: -- you're about trying to make us look good, make sure, you know --

TONY THEISSEN: Right.

CHAIR PRO TEM MILLER-ANDERSON: -- you are Olivia Pope and you're the fixer.

TONY THEISSEN: But we also work at the discretion of the board and the elected officials. It's a tough decision for us.

CHAIR PRO TEM MILLER-ANDERSON: But the bottom line is to have a positive image, though, right? To make sure if -- if it's something out there looking bad, you're to make it look good, right? Or no?

TONY THEISSEN: Yes. Sure.

CHAIR PRO TEM MILLER-ANDERSON: So did you think by having that statement released was going to provide a positive image for the City and the board as a whole?

TONY THEISSEN: I'm sorry, ma'am. I don't have an opinion. I was doing my --

CHAIR PRO TEM MILLER-ANDERSON: Okay.

TONY THEISSEN: -- job. I was given a statement.

CHAIR PRO TEM MILLER-ANDERSON: I understand. And I do understand you were doing your job. You were asked to do it by the people who provided you the contract.

TONY THEISSEN: Correct. And you know, I did not --

CHAIR PRO TEM MILLER-ANDERSON: You have to have that loyalty to those people.

TONY THEISSEN: -- the only person I contacted was the Chair who would be the appropriate representative for that decision.

CHAIR PRO TEM MILLER-ANDERSON: Right.

TONY THEISSEN: I was --

COUNCILPERSON HUBBARD: Madam Chair? I mean, Madam --

CHAIR PRO TEM MILLER-ANDERSON: Chair.

COUNCILPERSON HUBBARD: Mr. Chair?

CHAIRPERSON DAVIS: Go ahead.

COUNCILPERSON HUBBARD: Just -- okay. Right there. The Chair would have been the appropriate person and he had already given you his opinion that we were going to stay in the confines of what the majority did. You made a statement prior that said it was business. Two, we were under the impression that your business was to make us look good. And if you read that statement and in it somewhere made you feel that that made us look good, then we already got a problem. Because we're -- we're thinking that we're dealing with someone that knows good PR from bad PR, and there's no way in any stretch of the imagination that you could have read that statement and thought that it made all of us look good.

But like you said, it was business. And it was our fault for laboring under the impression that you were about our business and your business was to make us look good. As you stated, the Chair had -- you thought the appropriate person was the Chair. And the Chair had already stated what the confines of the statement would be. So you're contradicting yourself on so many different levels, and I think that you realize that when you read that that was wrong on its face and that your agency should not have done that.

CHAIRPERSON DAVIS: And one of the things that I would definitely suggest is that the minute that Councilperson Pardo sent that press release and totally opposite of this

board, you should have said, Hey, listen. We have an issue here. You know, the press – Mr. Chair, there's a press release that I'm being request to go out that I'm totally uncomfortable with because it's anti of what the board has done.

I know she's been the previous chair but she's no longer the chair anymore. Me personally, I operate under the auspice of what this majority board says and what we do in these meetings and know that my press release say anything different from that. And I'm trying to find out -- and this question might need to be more towards Councilperson Pardo. Why did you feel comfortable with going with the press release? Because you're not solely responsible, 'cause she put the request in and we need to hear from the councilperson. Why did you put a press release out that was totally against what this board had stated and that the taxpayer now have to pay for?

COUNCILPERSON PARDO: Mr. Chair?

CHAIRPERSON DAVIS: Yes, ma'am.

COUNCILPERSON PARDO: Okay. Well, I'll tell you why. Because I got bombarded with telephone calls from the media on Thursday morning. And I called Mr. Theissen and I told him that the media is calling me for a statement and that what I would like to do is I'm going to put a statement together and I would like him to send it out.

I had no idea about any kind of statement that you put out but the media was reaching out to me. And since the O'Donnell Agency came on, if the media reaches out to me and I can get hold of them I go through the O'Donnell Agency. My statement, the statement that I made, I stand by the statement. You know? The media was asking me for my comment and I told them what my comment was.

And Mr. Theissen is correct that he watered down my statement, because, you know, when I spoke with him early in the morning I was just as frustrated as other people were with the, you know -- with the vote that took place the evening before. And you know, in the past, they have assisted me and I'm sure other council people with putting out press releases. And you know, so, you know, I'd like to know what you're looking to do. Are you looking to censor me? So from now on if I'm on the minority side of something only the majority can speak? You know, I don't think it should go like that. They asked me for my opinion and I gave them my opinion through the O'Donnell Agency.

CHAIRPERSON DAVIS: Let's be --

COUNCILPERSON HUBBARD: Mr. Chair?

CHAIRPERSON DAVIS: -- let's be clear here. I'm -- I'm going to get to you. Let's be clear here. I simply pose a simple question so the board and the public can hear what happened. So where you're getting censor from I would like to hear. I just asked the question about what was your position. I never said whether I agreed with it or not. I just wanted to hear what your position was.

COUNCILPERSON PARDO: That's my position.

CHAIRPERSON DAVIS: So where you get censoring from, I don't really understand.

COUNCILPERSON PARDO: That's my position.

CHAIRPERSON DAVIS: That's your position. Now, am --

TONY THEISSEN: Chair Davis, I will repeat it.

CHAIRPERSON DAVIS: -- I'll go to the Vice --

TONY THEISSEN: It was an unusual situation. We haven't been put in that before. That's never happened where we've had a situation like this.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

CHAIRPERSON DAVIS: Vice Chair, go ahead.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Hold on. I just have -- I know Miss Pardo said that she's reached out to them before, but has it ever been -- any other press release have been in talking about your colleagues? Has it ever been that type of press release?

'Cause I don't think no one really has a problem with you reaching out and saying, you know, if something's going on in your district, just like you did that wasn't in your district about the Stonybrook. Some people may have had issues with that if it was in their district. But, you know, something that -- in that case it was something positive. Something negative against your colleagues, you know, I mean, you can't always go running to the press because you didn't -- your vote didn't pass for whatever reason, and now you want to take it out on, you know, everybody through the media.

COUNCILPERSON PARDO: But I didn't run to the press. They came to me.

CHAIR PRO TEM MILLER-ANDERSON: Okay. So my question was had you ever released a press release against your colleagues before?

COUNCILPERSON PARDO: I don't recall.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: I've been here awhile.

CHAIR PRO TEM MILLER-ANDERSON: That would be (unintelligible).

COUNCILPERSON HUBBARD: Mr. Chair.

CHAIRPERSON DAVIS: (Unintelligible) has that ever happened under your regime that there's a press release --

CHAIR PRO TEM MILLER-ANDERSON: He said no. It was unusual.

CHAIRPERSON DAVIS: -- released by Councilperson Pardo against --

TONY THEISSEN: Not that I recall.

CHAIRPERSON DAVIS: -- her colleagues?

TONY THEISSEN: Not that I recall.

CHAIRPERSON DAVIS: So this is the first time? Councilperson Hubbard?

TONY THEISSEN: Much of the -- many of the decisions that we publicize are unanimous decisions for the most part.

CHAIR PRO TEM MILLER-ANDERSON: Yeah.

MAYOR MASTERS: Mr. Chair?

CHAIRPERSON DAVIS: Councilperson Hubbard then we're going to go down to the mayor.

MAYOR MASTERS: Thank you.

COUNCILPERSON HUBBARD: Councilperson Pardo, the media was calling everybody that night. They were reaching out to a lot -- to a lot of us. I just failed to answer them. And had I given them a statement I would have not given them a statement bashing the rest of my council members because they did not agree with me.

And the -- knowing the Chair was going to be the go-to person to give the statement, I was not going to give a contradictory statement. A statement should have been given that would have covered us -- cover us all. So that's why I -- you know, I didn't feel the need to contact you. That had -- you know, that would have been dealt with by the Chair as it was.

And secondly, the false statement that the council knew that that was going to happen was just a blatant lie. Everybody almost had their pocketbook in their hand and their books before we thought -- you know, I'm going to tell you personally, I thought we were fixing to call for a motion to adjourn when the gavel was passed. So to say that we knew what was going to happen -- anybody who looked at the film can tell that nobody - - everybody was caught unaware of what was going -- and so in that statement, in the paper it stated that Councilperson Pardo left because she didn't want to be a part of it. That wasn't true. And that is -- that is not why councilperson left because she thought that we were fixing to do something like that.

CHAIRPERSON DAVIS: And --

MAYOR MASTERS: Mr. Chair?

CHAIRPERSON DAVIS: -- and to the point of that -- and if --

MAYOR MASTERS: Go ahead.

CHAIRPERSON DAVIS: -- if someone felt that something like that was going to happen -- because one thing I know about this new board, we definitely don't violate Sunshine. And to be very clear, if that was true, I'm -- and she was so strongly in support of Mr. Brown being here, I thought only respectable to do the right thing for to do is staying and fight for him if she felt he was the greatest thing for the City. So if she really did hear that, I would think she would have stayed and fought for Mr. Brown and actually cast her vote against her -- against that position just like my other colleague made a decision to do that.

But there was no -- I mean, I wasn't sitting here making a decision on that day, asking questions before the meeting, during the meeting, and I was not going to go through another meeting like this. And just before we was -- someone asked, "Are you ready to adjourn the meeting?" I said, "No, no, no, I'm not ready yet." So no one knew nothing. It was a vote. It was long overdue and it was done. So to take your position against us, you have the right to do what you want to do. But not on a taxpayer's dime.

Before we go to the mayor I think we need to create a policy, even as the chair, before anything goes out as the chair, any -- for the board to at least see what's getting ready to happen. Not that we would -- I mean, at least staff need to review it and make sure it's consistent with the board messaging. Because it's not censoring no one. What it does is it keeps us on one accord as a community regardless of how we feel. And I think we need to put a policy in place if we're going to continue services with the O'Donnell Agency or whoever it may so be, that even when the Chair release something that it's being -- have an opportunity for someone to say, Hey, you know what? Before this go out, let me call the city manager. Let me call Scott, our CRA director, 'cause let's make sure that this is done tight, you know?

'Cause there's a -- you know, we want to be consistent with that, and no one should think they can have authority to do what they want and the taxpayers have to pay for whether they agree with them or not. Mayor?

MAYOR MASTERS: Yes, sir. Mr. Theissen, you and I have had an opportunity to work together on several projects; is that correct?

TONY THEISSEN: Yes, sir.

MAYOR MASTERS: Have I always been very professional with you?

TONY THEISSEN: Yes, sir.

MAYOR MASTERS: Okay. And we've had a very good working relationship, wouldn't you say?

TONY THEISSEN: We've written a couple of speeches for you, yes.

MAYOR MASTERS: Right. And it's always been good. It's always been fair, right?

TONY THEISSEN: (No audible response).

MAYOR MASTERS: Would you say that's correct?

TONY THEISSEN: I was a journalist for 25 years and ethics and morals are, you know, what I base my career on.

MAYOR MASTERS: No, I'm asking --

UNIDENTIFIED SPEAKER: Answer the question. He asked you a question.

TONY THEISSEN: I -- I didn't understand the question, then.

MAYOR MASTERS: No. I said that -- and I know you might be a little nervous so calm down, drink some water if you need to. What I'm establishing is that I've had several different projects where we worked together on the President Barak Obama and others.

TONY THEISSEN: Uh-huh.

MAYOR MASTERS: And my working relationship with you has always been professional; has it not been?

TONY THEISSEN: Yes, sir.

MAYOR MASTERS: And it's always been fair and aboveboard and we've always discussed issues, correct?

TONY THEISSEN: Yes, sir.

MAYOR MASTERS: So let's have that same discussion in fairness to you tonight.

TONY THEISSEN: Okay.

MAYOR MASTERS: And the board. Let me just tell you I was not here during the CRA meeting. I was at the Democratic convention, nominating the next President of the United States hopefully. But how long have you been dealing with public relations?

TONY THEISSEN: Three years. Three and a half.

MAYOR MASTERS: Okay. And you stated for the record that in three years and a half you've never had this type of situation. This was unusual.

TONY THEISSEN: With the City, correct. At least for me, yes.

MAYOR MASTERS: And what do you mean by that?

TONY THEISSEN: Being conflicting statements from the board, you know, from the elected officials.

MAYOR MASTERS: Yeah. So you've never had to deal with that before, have you?

TONY THEISSEN: No, sir.

MAYOR MASTERS: Okay.

TONY THEISSEN: Usually -- as I said, usually when there's good news we speak to the chair or whoever, use that for a quote.

MAYOR MASTERS: So this was foreign to you, wasn't it? This was something new, wasn't it? You never had to deal with this before. This was something new. You had a conflicting whatever, correct?

TONY THEISSEN: I was -- I was doing my job, sir.

MAYOR MASTERS: It was new. You never -- okay. Well, I'm not saying --

TONY THEISSEN: I -- I --

MAYOR MASTERS: Okay. I'm not saying you weren't. I'm just saying this was new.

TONY THEISSEN: Sure.

MAYOR MASTERS: Okay.

TONY THEISSEN: Sure.

MAYOR MASTERS: Yes. Now, did you not think by being new that maybe you should have sought some advice of some counsel or some direction from someone who has been dealing with media? You and O'Donnell Agency and I'm sure there's others which you not think -- would not believe -- aren't there others who have dealt with media longer than you, have got more experience?

TONY THEISSEN: Yes. Well --

MAYOR MASTERS: Did you not think that because this is new and this is foreign -- this has never come up before, that you could have picked up the phone or called someone in your agency to get some direction before you dealt with a new situation?

TONY THEISSEN: Potentially. I was asked by an elected official to distribute a statement to the media.

MAYOR MASTERS: So what is the answer? You didn't think that you should have -- this is something new.

TONY THEISSEN: Sure.

MAYOR MASTERS: Okay. So in hindsight, what would you do differently? Or in future sight about --

TONY THEISSEN: I'd contact the Chair, I guess, and ask him if, you know -- or Mr. Jones or the executive director of the CRA and --

MAYOR MASTERS: Okay.

TONY THEISSEN: -- I didn't realize at the time it would --

MAYOR MASTERS: Do you think you made a mistake here?

TONY THEISSEN: I understand your point. I'll say that.

MAYOR MASTERS: You either think you made a mistake or you didn't -- you don't.

TONY THEISSEN: I don't think I did, sir. I understand there's a conflict here, but I was asked by an elected official to distribute --

MAYOR MASTERS: So what would you do differently? Would you do anything differently if that happens --

TONY THEISSEN: Now that I know your concerns I definitely would.

MAYOR MASTERS: -- so you would learn from this process?

TONY THEISSEN: Yes, sir. Yes, sir.

MAYOR MASTERS: All right. Now my next question is this. Who had oversight if someone wanted from the CRA -- anyone of us to send out something -- of course, you know, I've always done my own media work. You know that.

TONY THEISSEN: Uh-huh. Uh-huh.

MAYOR MASTERS: I don't go to you, ask you to do my press releases. I do them myself from the Office of the Mayor. Is that correct?

TONY THEISSEN: (No audible response).

MAYOR MASTERS: Okay. But you were saying prior, you know, to -- a few minutes ago that on the City side you had someone from the City side to sign off on anything that would come off, to make sure that it was in good taste, protocol or whatever. It was showing some positivity of the City. Is that correct?

TONY THEISSEN: Yes.

MAYOR MASTERS: Did you have anyone on the CRA side?

TONY THEISSEN: Previously the executive director.

MAYOR MASTERS: Okay.

TONY THEISSEN: Yes.

MAYOR MASTERS: Did you talk to him about it?

TONY THEISSEN: No, I did not.

MAYOR MASTERS: So --

TONY THEISSEN: Again, my thought --

MAYOR MASTERS: Okay. Well, stay with me. Stay with me.

TONY THEISSEN: Yes, sir.

CHAIRPERSON DAVIS: Scott Evans was the Acting CRA Director at the time.

TONY THEISSEN: Correct.

UNIDENTIFIED SPEAKER: He was out of town.

CHAIRPERSON DAVIS: And he was out of -- no, he wasn't out of town. He was --

TONY THEISSEN: That -- that next morning, yes, sir.

CHAIRPERSON DAVIS: -- that next morning he was back, yeah.

TONY THEISSEN: Really effective that night.

CHAIRPERSON DAVIS: Yeah.

TONY THEISSEN: I think your last -- one of your -- some of your last words at the meeting were, "Mr. Evans, you're executive director of the CRA."

CHAIRPERSON DAVIS: Acting executive director, correct, yeah.

MAYOR MASTERS: Okay. Now, my final point is this. This was unusual because you had a conflicting thing and you never done this before. Never.

TONY THEISSEN: Correct.

MAYOR MASTERS: Three years and a half.

TONY THEISSEN: Not for the City, correct.

MAYOR MASTERS: Because most times for cities, it is always one press release that deals with the issue, period. So you had to deal with something new here.

TONY THEISSEN: And we had not been contacted by city council members, you know, to distribute statements before.

MAYOR MASTERS: Okay.

TONY THEISSEN: You know, on topics. So, you know, as far as -- this is hindsight. I didn't think this at the time, but even that morning to me I can't imagine asking executive director, a city manager, you know, "Is it okay to distribute a statement from an elected official." I would expect that to be a yes. But you know, I understand that --

MAYOR MASTERS: But you did call the Chair at 7:30 in the morning; is that correct?

TONY THEISSEN: Correct.

MAYOR MASTERS: But you did not call the executive director -- the new interim at all. You didn't think to do that. Correct?

TONY THEISSEN: Correct. He --

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS: Well, he -- well, he contacted me, yeah, obviously earlier that morning. I was up fortunately.

TONY THEISSEN: I contacted Chair Davis as the primary decision maker and the person --

CHAIRPERSON DAVIS: Yes.

TONY THEISSEN: -- who made the motion.

CHAIRPERSON DAVIS: But you know, I would have felt comfortable even knowing -- if there was another statement out anti to what we was doing, I would have held all statements till we came back to a meeting to a suggestion. Because that would only be fair. Even like I said, my statement was very simple to, you know -- as regards to what happened in the meeting. Nothing else.

MAYOR MASTERS: One more question, Mr. Chair.

CHAIRPERSON DAVIS: And then what I would have done at that time was just refrain all statements. But I think what I do know is that all the board members up here need to -- no matter who's the chair moving forward, need to understand that this is how we're going to move. You know, no one member can overstep their boundaries. I mean, I know Councilperson Pardo may be used to being the chair but she's no longer the chair no more. And when that request came to your office, immediately, even though you knew that was something funny about it, you should have asked the chair -- just like you called me when the press was calling. You said, "Listen, there's a press release getting ready to come out that's a little uncomfortable. I don't feel funny moving forward because it hasn't gone through the chair for a -- for review." You know?

MAYOR MASTERS: Let me just ask one final question, Mr. Chair.

CHAIRPERSON DAVIS: Hold on, Mayor. Hold on, Mayor. Hold on.

MAYOR MASTERS: Let me finish.

CHAIRPERSON DAVIS: And then we could focus on that component. Because we just – obviously we have some tightening up to do with this whole process because we don't need to allow this to happen anymore. Mayor, if you're going to – I'll let you go and then we're going to go to the Vice Chair.

MAYOR MASTERS: Yeah. Just one final question to wrap it right up. You are a representative or employee of the O'Donnell Agency?

TONY THEISSEN: Yes, sir.

MAYOR MASTERS: Is that correct? And you knew about this meeting tonight; is that correct?

TONY THEISSEN: From watching the last meeting. Yes, sir.

MAYOR MASTERS: And you – there was a question that was asked. You knew what the question was. And Miss – Miss Miller raised an issue. You were aware. You watched the meeting.

TONY THEISSEN: Yes.

MAYOR MASTERS: Right? My question to you is since you were foreign in this area, have you had an opportunity to discuss with any of your superiors or anyone that have more experience about how you handled this?

TONY THEISSEN: Yes.

MAYOR MASTERS: Okay.

TONY THEISSEN: Not in depth. I didn't know the level your – of Miss Miller-Anderson's concerns.

MAYOR MASTERS: Thank you, sir. That's it. That's enough.

CHAIRPERSON DAVIS: Vice Chair?

CHAIR PRO TEM MILLER-ANDERSON: Okay. I had a question for Procurement. Is Mr. Mealy – Mr. Mealy here? I don't know if you're familiar with this particular ---

PUCHASING DIRECTOR MEALY: Good evening, Council. Dean Mealy, Purchasing.

CHAIR PRO TEM MILLER-ANDERSON: Hello. I'm not sure if you have -- are you -- have you been made aware of the process, the bidding process that took place with this particular item here, for them to get the contract?

PUCHASING DIRECTOR MEALY: No, ma'am. It actually took place before I started with the City. But I can research it and report back to you next meeting.

TONY THEISSEN: I have the details if that would help.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Well, I will definitely listen to you. Yeah. Come on up. And Mr. Danny, I'm sure you know, right? Mr. Jones?

TONY THEISSEN: We were one of eight firms to respond to the initial RFP from the CRA.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

TONY THEISSEN: Of those eight firms we were ranked first. Our score was 137. The next closest firm was 116.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

TONY THEISSEN: And that was -- I think when I went to the RFP selection it was my second day with O'Donnell Agency so it was one of the first things I did there.

CHAIR PRO TEM MILLER-ANDERSON: Okay. And you all were the lowest?

TONY THEISSEN: I'm sorry?

CHAIR PRO TEM MILLER-ANDERSON: You all were the lowest bidder?

TONY THEISSEN: Highest.

CHAIR PRO TEM MILLER-ANDERSON: The highest bidder?

TONY THEISSEN: Not by price, by score.

CHAIR PRO TEM MILLER-ANDERSON: Oh, score. Okay. Okay.

TONY THEISSEN: We scored a 137. The next closest was --

CHAIR PRO TEM MILLER-ANDERSON: That's an RFQ, request for qualification, I think it was, right?

TONY THEISSEN: Correct. I don't remember.

CHAIRPERSON DAVIS: It was.

CHAIR PRO TEM MILLER-ANDERSON: Okay. All right. Thank you. That's it for now.

TONY THEISSEN: Okay. Again, I'd, you know, be happy to meet with any of you council members. Some of you I have not met with. Just to discuss our -- outside of

our contract, you know, the services we provide to the City and --

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

TONY THEISSEN: -- some of what we've done. We haven't got to meet with some of the new council members yet.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

MAYOR MASTERS: Since March you haven't met some of the new council?

TONY THEISSEN: I'm sorry?

MAYOR MASTERS: Since March. Since we got new council?

TONY THEISSEN: Correct. I've had requests and we haven't met yet.

MAYOR MASTERS: (Unintelligible). Okay.

TONY THEISSEN: Correct. I've tried. Yes, sir.

CHAIR PRO TEM MILLER-ANDERSON: I do have a question, Chair.

CHAIRPERSON DAVIS: Yes, ma'am.

CHAIR PRO TEM MILLER-ANDERSON: With the -- I was looking at the invoices that were provided, the breakdown of the invoices. And it talks about the Loggerhead Marina. Now, I didn't -- well, who -- who's going to --

DEPUTY CITY MANAGER JONES: I'll take that answer, yes.

CHAIR PRO TEM MILLER-ANDERSON: Okay. So the Loggerhead Marina item that's listed here --

DEPUTY CITY MANAGER JONES: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: -- how does that differ from what is being done on the CRA's side?

DEPUTY CITY MANAGER JONES: I'm not exactly sure that the CRA -- because we control the marina. We put together a story. We wanted to announce to the general public that the marina was under new management. That's the actual water side.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

DEPUTY CITY MANAGER JONES: It has nothing to do with the Uplands, which is the events center side.

CHAIR PRO TEM MILLER-ANDERSON: The marina village.

DEPUTY CITY MANAGER JONES: Yeah.

CHAIR PRO TEM MILLER-ANDERSON: That side.

DEPUTY CITY MANAGER JONES: We wanted the general public to know that we have acquired a professional management group to manage the marina.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

DEPUTY CITY MANAGER JONES: We wanted them to meet Ray Graziotto, who is the CEO of that company, and just have a dialogue with the public to make that announcement.

CHAIR PRO TEM MILLER-ANDERSON: Okay. Okay. Well, you know, as -- if -- many of you should know that I probably was the only one that did not vote to extend this contract back in September 2015. Because I did not feel on the City's side or the CRA's side that we had that much of a need for a \$90,000-a-year PR firm.

And as each month -- and I know many of our constituents come up and have concerns for the need of having this PR firm at the rate that we're charging -- that we're being charged. And it's just not matching up with the product that's being put out. I've voiced my concern about the Facebook posts. I mean, hey, if that's the case, I can use 5,000 a month or so to post on Facebook 'cause I know I do it very well. But it's -- to me, I just thought it was a bit much for what we're getting and for the fact that we do not have a whole lot of business going on on our City's side. Our CRA, we're trying to get some things going. I understand that. But even to a certain extent I don't understand how the price matches up with the product that we're getting.

And the other issue is being that we have a new board, we're trying to develop our vision. We have not met yet to clearly identify what that vision is. And to continue a vision that was in place by a previous board, as you can see, it's not necessarily matching up with what the current board would like to see happen. And that's not to say every time you get a new board we're going to -- things should change. That's not what I'm saying at all.

But you know, I learned something on last week, and I don't want to really go too far into this issue, but when the issue came up about certain council people that were previously on the board and some private e-mails, within that e-mail, one of those e-mails, one of the council people did state -- if I'm reading correctly, and this is only based on what I read -- is that the O'Donnell Agency did not need to worry because they had their three votes, and that's not my statement. That is a statement that came from the State Attorney's, whatever the documentation was that was submitted to them.

And that, you know -- that just -- that is a concern for me because, like I said, I'd always been consistent about my concerns with the agency being our PR firm on both sides and charging the amount of money that they were charging and the product that we were receiving. It did not make sense and still doesn't make sense to me. But again, back in September 2015, I was the only one that voted no. And I stand firm on my vote

of no because I do not feel the taxpayers are getting \$99,000 a year worth of PR work. We don't have that much to talk about.

And then a lot of this is saying that things are ongoing. It's ongoing or pending. I mean, you can continue to drag things out, of course, if that's what you want to do to make sure it looks like you're doing something every month. And some of this, you know, as I looked at all of the invoices, you know, it -- it does not take three, four months to do some of these items. So I question very much the work that was performed and the amount of money that we spent on for this work to get done.

You know, it didn't make it any better that the statement was released, but you know, I don't want to say it's all about that, because I think before that issue came up, I've always had issues with what we were paying and what we were getting. So, you know, I don't want it to seem like it's all about this statement that went out, although I do think that was -- shouldn't have happened. But I voiced my opinions many times about the contract that we've had with the O'Donnell Agency. And I'm noticing here that it does -- your contract would expire September 30 of 2016.

DEPUTY CITY MANAGER JONES: Yes.

CHAIR PRO TEM MILLER-ANDERSON: Would it go back out to bid or would this be -- we would vote on an extension of the contract? How many -- do they have any more years left?

DEPUTY CITY MANAGER JONES: No. We've actually had internal discussions on whether we needed to put it out for bid and what portions need to come back into in-house, because we have a position in the budget that we just haven't filled because we have had the O'Donnell Group on staff. So we're looking at reorganizing the media department and really bringing it back in house and then going out for maybe some key critical services to include crisis management and crisis communications.

CHAIR PRO TEM MILLER-ANDERSON: Okay. And what would that run us? Ballpark.

DEPUTY CITY MANAGER JONES: We're not sure.

CHAIR PRO TEM MILLER-ANDERSON: If we brought someone --

DEPUTY CITY MANAGER JONES: I'm saying the scope of work hasn't been developed.

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh.

DEPUTY CITY MANAGER JONES: We're 60 days out and it's something that we started to talk about last couple of months in our budget session. We just haven't finalized it yet to bring it forward. But the dollars wouldn't exceed what we're currently paying.

CHAIR PRO TEM MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS JOHNSON: Mr. Chair?

CHAIR PRO TEM MILLER-ANDERSON: Go ahead.

CHAIRPERSON DAVIS: Councilperson Johnson.

COUNCILPERSON DAVIS JOHNSON: The position that's currently budgeted --

DEPUTY CITY MANAGER JONES: Yes.

COUNCILPERSON DAVIS JOHNSON: -- what is that position title?

DEPUTY CITY MANAGER JONES: Public relations and media manager.

COUNCILPERSON DAVIS JOHNSON: At a salary of --

DEPUTY CITY MANAGER JONES: Roughly, I think around 67, 68,000 unloaded, meaning the base salary without benefits.

COUNCILPERSON DAVIS JOHNSON: So it is currently budgeted.

DEPUTY CITY MANAGER JONES: Yes.

COUNCILPERSON DAVIS JOHNSON: Just a vacant position?

DEPUTY CITY MANAGER JONES: Yes. Yes, ma'am.

COUNCILPERSON DAVIS JOHNSON: So with the contract expiring in September and there is no -- we've already agreed that there would be no automatic renewals and there is no renewals that speak to this particular contract because it says, based on what I read -- it just says that the contract ends September 30th of 2016, correct?

DEPUTY CITY MANAGER JONES: Yes, ma'am.

COUNCILPERSON DAVIS JOHNSON: So do -- would we -- are we done questioning? Because I would like to make a motion.

CHAIRPERSON DAVIS: Before we go there I have one public comment card.

COUNCILPERSON DAVIS JOHNSON: Okay.

CHAIRPERSON DAVIS: Okay. Bonnie Larson (unintelligible).

IV. SPECIAL PUBLIC COMMENTS

BONNIE LARSON: Bonnie Larson. I forgot this was coming up tonight but, boy, that was a lot, so I have three pages of notes now. And it was very confusing

what just went on here. At this last point Mr. Jones said that we control the marina. So if we control the marina, why weren't we controlling the statement about the director of the marina? That doesn't make sense.

And there must be -- if he's dealing with just the former Mr. Brown and now our interim, where does it say that he can take a statement from any one of you and put it out there? Because you have five different people with five different opinions. If we keep putting out in the paper, This one says this, this one says -- we're very divisive. The decision was made whether we like it or not. The decision was made. That's it. Your chance to say yes or no was at that meeting. I respect Mrs. Tonya Davis Johnson. She didn't vote -- she voted no because she didn't have enough information. I respect that. It's better to vote no if you don't have all the information. I respect that.

COUNCILPERSON DAVIS JOHNSON: Thank you, Miss Larson.

BONNIE LARSON: We keep talking about crisis management. What crisis do we have going on here, for goodness sakes? We keep talking about that's why we need it. And also in this, when this first came about, said we were piggybacking off the CRA, using this agency. Well, usually when you say piggybacking, that means we get a little reduction. No. We didn't get a little reduction. And the first time it came up the dollar amount was 99,900. So I questioned from this podium why isn't it 100,000? And a councilperson who's no longer here approached me and said, "Well, just 'cause it sounds better than to say 100,000."

Then when I started seeing the bills from the marina, we would see those and it was their base salary, this 99,900 plus, plus, plus. So my question, well, what are you doing for the 99,900? because every single thing was extra. So it was way over this. So when we're talking about having an RFQ for the City's side, I don't think there ever was one. There may have been one for the CRA but I don't remember there being one. We just talked about piggybacking it.

Also if you take from every board member -- Mayor Masters wanted to do something about a job fair. Well, that's a good thing so why was he denied that? We have to have some kind of consistency here because it's very divisive, the information that's going out from the O'Donnell Agency, and what have we done in the City of Riviera Beach -- as Miss Miller-Anderson said, what have we done that need \$100,000 plus, plus, plus? What do we advertise? I really haven't seen a lot of things about Riviera Beach. A high school kid can do a Facebook page. High school can do that.

There goes my time. And now we're talking about reorganizing the media department and having one person here as an employee. The figure was given 68,000 plus benefits. Those benefits can be 40,000, 50,000, whatever they are. So you need to know what the dollar figure is and if that's something you really need. We have Miss Rose Anne Brown doing the police department so we hire

her to do that. And then it was going -- we keep talking about the crisis management, and I don't know about any crises that we've had and we don't get to see -- we don't get to see the O'Donnell Agency bills for the City. So I can't see what they paid for on those bills and who approved those. Somebody approved those bills as being a justified cost. Thank you.

CHAIRPERSON DAVIS: That was the end of public comment. I know Councilperson Johnson, right before that, stated that she wanted to put a motion on the floor.

COUNCILPERSON DAVIS JOHNSON: Go ahead?

CHAIRPERSON DAVIS: Uh-huh.

COUNCILPERSON DAVIS JOHNSON: So the first motion that I would like to put on the floor is that we develop a policy to direct that all statements that are made on behalf of the City should come from our chairman and it should -- the best way -- Mr. Attorney? When establishing a resolution to direct or determine who will be the technical -- the spokesperson for the City, is it appropriate to make it the chair of the board?

CITY ATTORNEY DeGRAFFENREIDT: That's a discretionary call, not a legal call. It would be appropriate if you so choose to do that.

COUNCILPERSON DAVIS JOHNSON: Uh-huh.

CITY ATTORNEY DeGRAFFENREIDT: But we are speaking in terms of the chairman being the spokesman in all context or in what context?

COUNCILPERSON DAVIS JOHNSON: Board-related issues. Board-related issues or decisions made by the board.

CITY ATTORNEY DeGRAFFENREIDT: Sure. Yes, ma'am. That would be appropriate.

COUNCILPERSON DAVIS JOHNSON: So whomever the chair is at the time, all correspondence relating to City business should be directed to the chair.

CITY ATTORNEY DeGRAFFENREIDT: And he would be the one to speak for the council --

COUNCILPERSON DAVIS JOHNSON: He or she.

CITY ATTORNEY DeGRAFFENREIDT: -- on -- he or she. I stand corrected. On matters that have been decided by you, if I'm understanding you correctly.

COUNCILPERSON DAVIS JOHNSON: Yes, sir.

CITY ATTORNEY DeGRAFFENREIDT: Yes, ma'am.

CHAIR PRO TEM MILLER-ANDERSON: Matters that have been decided by the council.

COUNCILPERSON DAVIS JOHNSON: Matters that have been decided by the council?

CITY ATTORNEY DeGRAFFENREIDT: Yes, ma'am. I understand.

MAYOR MASTERS: By the council.

CITY ATTORNEY DeGRAFFENREIDT: Yes. That would be appropriate.

COUNCILPERSON DAVIS JOHNSON: That's my motion.

CHAIR PRO TEM MILLER-ANDERSON: But that's not to say that we can't, individuals, go regarding some other issue, your Stonybrook issue.

COUNCILPERSON DAVIS JOHNSON: Well, district -- I think that district-related issues you should have the wherewithal --

CHAIR PRO TEM MILLER-ANDERSON: Right.

COUNCILPERSON DAVIS JOHNSON: -- to speak about that. But when you're talking about a specific decision that's made by the board --

CHAIR PRO TEM MILLER-ANDERSON: By the board.

COUNCILPERSON DAVIS JOHNSON: -- I would like to see a designated spokesperson, and I believe that that should be the chair, be it she or he, whomever they are.

CHAIR PRO TEM MILLER-ANDERSON: Yeah.

CITY ATTORNEY DeGRAFFENREIDT: Correct. Yes, ma'am.

CHAIR PRO TEM MILLER-ANDERSON: I second that one.

COUNCILPERSON PARDO: Second.

COUNCILPERSON HUBBARD: Question.

CHAIRPERSON DAVIS: Councilperson Hubbard?

COUNCILPERSON HUBBARD: I want to make sure that it is for decisions that we have already voted on and put to bed. Is that what you're referring to?

COUNCILPERSON DAVIS JOHNSON: It is for any decision that has been

made by this council.

CHAIRPERSON DAVIS: Uh-huh. Yes.

COUNCILPERSON HUBBARD: Okay.

CHAIR PRO TEM MILLER-ANDERSON: Yeah.

COUNCILPERSON HUBBARD: Because if issues come up in the city and you -
- and the only reason, Madam Councilwoman, is because if something happens
in the city, of course our mayor should also be included to speak on things, even
we should be included to speak on things. So I just want to make sure, you
know, about what you're saying because when it goes and when it's
memorialized into the clerk's record, we want to be able to say clearly what
you're talking about.

COUNCILPERSON DAVIS JOHNSON: So I would clearly restate it. Dealing
with matters that are directly pertaining to issues that this council has taken
action on, the chair should be the designated speaker. Period.

CITY ATTORNEY DeGRAFFENREIDT: If you decide to do that, that would be
appropriate. But I must caution you, however. Matters are not always
unanimous. So once an action is taken, it does not preclude those who oppose
the action from commenting on it from their perspective.

COUNCILPERSON DAVIS JOHNSON: But what I'm aiming to do here is to
make sure --

CITY ATTORNEY DeGRAFFENREIDT: Yes, ma'am.

COUNCILPERSON DAVIS JOHNSON: -- that the individuals who are seeking
comment understand --

CITY ATTORNEY DeGRAFFENREIDT: On behalf of the City --

COUNCILPERSON DAVIS JOHNSON: -- on behalf of the City --

CITY ATTORNEY DeGRAFFENREIDT: -- understand that he speaks for the
City. The person in the chair --

COUNCILPERSON DAVIS JOHNSON: -- that the chair --

CITY ATTORNEY DeGRAFFENREIDT: -- speaks for the City.

COUNCILPERSON DAVIS JOHNSON: -- speaks -- yes, sir.

CITY ATTORNEY DeGRAFFENREIDT: On that issue .

COUNCILPERSON DAVIS JOHNSON: On that matter.

CITY ATTORNEY DeGRAFFENREIDT: Yes, ma'am. I understand. That would be appropriate.

COUNCILPERSON DAVIS JOHNSON: Is that clear?

MAYOR MASTERS: Well, no, it's not. Well, it is but it's a question 'cause she mentioned the Mayor.

CHAIRPERSON DAVIS: No. Hold -- let's just --

MAYOR MASTERS: A question on this motion.

COUNCILPERSON DAVIS JOHNSON: But --

CHAIRPERSON DAVIS: -- hold on. Let -- let her get a second first.

COUNCILPERSON DAVIS JOHNSON: Yeah. I am --

MAYOR MASTERS: She already seconded.

COUNCILPERSON PARDO: My second -- my second stands.

CHAIRPERSON DAVIS: Now -- now I can go to you.

MAYOR MASTERS: She already second -- she already second it, right?

CHAIRPERSON DAVIS: She was making her motion.

MAYOR MASTERS: What you may have -- and this is -- I've always done and sometimes the media will, you know -- you look at the charter, the charter talks a lot about the Mayor and a lot of different things that the charter sort of holds the Mayor responsible, ceremonial, blah, blah, blah. And it's not unusual for the media to call the Mayor and ask the Mayor, "Well, what do you think about this? What is your opinion as the Mayor of the City, or from the Office of the Mayor?" And I'm not going to ever stop doing that.

COUNCILPERSON DAVIS JOHNSON: I don't think that it is -- it is not my --

MAYOR MASTERS: And I just want to make sure that this policy does not restrict or prohibit that. But it --

COUNCILPERSON DAVIS JOHNSON: It is not my intent to restrict the Mayor from speaking. I'm simply saying that whomever in the media that comes to talk about an action taken by this council should know that they should be directed to the Chair. That does not preclude the Mayor or any council person if they are called upon to make a comment. But the statement should come from the Chair.

MAYOR MASTERS: Oh, absolutely. Okay.

CHAIRPERSON DAVIS: And if the -- whoever the chair may be I think it's only proper that who was ever the mayor at that time, if it's you or whoever it may be, that that statement's released with the support of the mayor or at least in conversation understanding what's getting ready to go out. Because you don't want to release one statement not knowing that whoever the chair is releasing something else.

MAYOR MASTERS: The Office of the Mayor will reserve the right to speak on behalf of the Office of the Mayor. It will not speak with the action what the council did, but if they ask me, "As the mayor of this city, what is your opinion? Do you think this is in the best interest --" I'm going to be able to say that. But the chair will speak for the council.

CHAIRPERSON DAVIS: That's what -- that's -- that's what she -- she was very clear --

COUNCILPERSON DAVIS JOHNSON: That's all my motion --

MAYOR MASTERS: I just want to make sure that's clear.

CHAIRPERSON DAVIS: -- on that.

MAYOR MASTERS: Okay. The mayor's not in that?

COUNCILPERSON DAVIS JOHNSON: It does not in any way prevent you from making any comment.

MAYOR MASTERS: Okay.

COUNCILPERSON DAVIS JOHNSON: That wasn't the intent.

MAYOR MASTERS: Thank you.

COUNCILPERSON DAVIS JOHNSON: Thank you.

MAYOR MASTERS: Well, I appreciate that.

COUNCILPERSON DAVIS JOHNSON: You're very welcome.

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS: We have a motion moved and second. Any other questions before we call this vote? Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis Johnson?

COUNCILPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

DEPUTY CITY CLERK BURGESS: Pro Tem Miller-Anderson?

CHAIR PRO TEM MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis?

CHAIRPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: Unanimous vote.

CHAIRPERSON DAVIS: And Councilperson Johnson had a second motion.

COUNCILPERSON DAVIS JOHNSON: So the -- the contract says that it expires September 30th, 2016. There is some specific language as it relates to termination of the contract. I would make a motion that the contract to be completed, allowing them an opportunity to close out everything that they need to close out, and we look to explore the option of in-house staff to provide the services. And should we find a need to go out for any type of crisis management or something that is significant in nature that a staff person could not handle, then we look to do that.

CHAIRPERSON DAVIS: Is that immediately?

COUNCILPERSON HUBBARD: To do that with?

COUNCILPERSON DAVIS JOHNSON: To do --

COUNCILPERSON HUBBARD: With O'Donnell Agency you mean?

COUNCILPERSON DAVIS JOHNSON: No. That we identify a source. We would have to put a bid out.

COUNCILPERSON HUBBARD: Oh. All right.

CHAIRPERSON DAVIS: And they can respond.

COUNCILPERSON HUBBARD: Okay.

COUNCILPERSON DAVIS JOHNSON: And they could respond.

COUNCILPERSON HUBBARD: (Unintelligible).

COUNCILPERSON DAVIS JOHNSON: No, no. No worry.

CHAIRPERSON DAVIS: So when does that go in effect, the motion?

COUNCILPERSON DAVIS JOHNSON: The contract terminates September 30.

CHAIRPERSON DAVIS: So at the end of the termination of this contract?

COUNCILPERSON DAVIS JOHNSON: At the end of this contract.

CHAIRPERSON DAVIS: At the expiration of the contract?

COUNCILPERSON DAVIS JOHNSON: Uh-huh.

CHAIRPERSON DAVIS: Do we have a second on that motion?

COUNCILPERSON HUBBARD: Second.

CHAIRPERSON DAVIS: Any questions?

CHAIR PRO TEM MILLER-ANDERSON: I just want to --

CHAIRPERSON DAVIS: Vice Chair?

CHAIR PRO TEM MILLER-ANDERSON: Yes.

CHAIRPERSON DAVIS: Uh-huh.

CHAIR PRO TEM MILLER-ANDERSON: I do -- I personally would like to explore the in-house portion. That's just my thought, in that as we go along and proceed with what we're going to do, I don't think at this time we need an outside firm to do it. I just wanted to say that now.

COUNCILPERSON DAVIS JOHNSON: That was my motion, to --

CHAIR PRO TEM MILLER-ANDERSON: I know. I just wanted to emphasize that.

COUNCILPERSON DAVIS JOHNSON: Oh, okay. Oh, okay.

CHAIR PRO TEM MILLER-ANDERSON: Yeah. I just want to emphasize that.

CHAIRPERSON DAVIS: So there's another month on the contract?

COUNCILPERSON DAVIS JOHNSON: Yeah, September 30th.

CHAIRPERSON DAVIS: To allow this to expire with it coming back in house and -- but staff coming back with recommendations seeing what other services that we may need to (unintelligible).

COUNCILPERSON DAVIS JOHNSON: May I?

CHAIRPERSON DAVIS: Yes, ma'am.

COUNCILPERSON DAVIS JOHNSON: As it relates to the review of that position, since we're in budget, we can go back and take a look -- since we're now in budget --

CHAIR PRO TEM MILLER-ANDERSON: Uh-huh. Right.

COUNCILPERSON DAVIS JOHNSON: -- we can go back and take a look at what those benefit costs are that would be added to that salary, and we could take a look at what we actually want by way of public relations and media relations.

CHAIR PRO TEM MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS: Any other questions? Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis Johnson?

COUNCILPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

DEPUTY CITY CLERK BURGESS: Pro Tem Miller-Anderson?

CHAIR PRO TEM MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis?

CHAIRPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: Unanimous vote.

CHAIRPERSON DAVIS: Thank you. That's the end of that. So now we have -- that's the end of that item. We have, Madam Clerk?

V. COMMENTS AND REMARKS BY THE MAYOR AND CITY COUNCIL

VI. PUBLIC HEARINGS

- 1.** *RESOLUTION NO. _____ A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN APPLICATION FROM LEAF PROPERTIES, INC., FOR SITE PLAN APPROVAL*

TO DEVELOP A SINGLE STORY 7,545 SQUARE FOOT DOLLAR GENERAL RETAIL STORE ON 0.64 ACRE (28,008 SQUARE FOOT) OF LAND AT 3701 BROADWAY, WHICH IS LOCATED WEST OF BROADWAY, SOUTH OF SILVER BEACH ROAD, AND NORTH OF WEST 37TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

CHAIRPERSON DAVIS: Do we have a motion?

COUNCILPERSON HUBBARD: So moved.

CHAIRPERSON DAVIS: Do we have a second? Second?

COUNCILPERSON DAVIS JOHNSON: Well, there's a presentation, right? Second for -- for discussion?

CHAIRPERSON DAVIS: Yes. Yes. Uh-huh. Properly moved and second. Mr. Gagnon, you have the floor.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: Good afternoon, Mr. Mayor, City Council and Staff, Jeff Gagnon, Assistant Director of Community Development.

We have before you a public hearing item that was discussed at your last city council meeting on August 3rd. This is for a retail store development located at 3701 Broadway. Shown on the screen currently is an aerial of the property under site location here. Again, Broadway runs north and south. Silver Beach is adjacent to the north and 37th Street is to the west. Excuse me, to the south. This is a view from W. 37th Street and this is facing north. So -- and back to this slide. The photo was taken on the south side here. This is an abandoned bank teller type of building that's on site. So that gives you that perspective. And again, there was a modification to the approval resolution, and what changed was previously there was a specific reference to the Dollar General component. And then after speaking with legal counsel, it seemed more appropriate just to have an approval for the retail use itself versus any specific tenant.

CHAIRPERSON DAVIS: Right.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: So even these elevations do show the tenant is Dollar General and that's still the tenant that's being proposed, the approval resolution itself's been modified to remove that specific reference. Here are the other elevations. For the record, here's a site plan. It was provided in your packet as Exhibit A. In addition we have a landscape plan, as well, as Exhibit B. Staff is here to answer any questions, as well as the property owner, Mr. Kinsey.

CHAIRPERSON DAVIS: Just to be clear, so what you stated was that based on your recommendation that we approve this for retail, not for being specific. Anything outside of that, that's responsible between staff and the vendor?

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: Yes, sir.

CHAIRPERSON DAVIS: Okay. All right. Anyone -- any questions by the board? Madam Clerk?

DEPUTY CITY CLERK BURGESS: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Davis Johnson?

COUNCILPERSON DAVIS JOHNSON: Yes.

DEPUTY CITY CLERK BURGESS: Councilperson Pardo?

COUNCILPERSON PARDO: No.

DEPUTY CITY CLERK BURGESS: Pro Tem Miller-Anderson?

CHAIR PRO TEM MILLER-ANDERSON: Yes.

DEPUTY CITY CLERK BURGESS: Chair Davis?

CHAIRPERSON DAVIS: Yes.

DEPUTY CITY CLERK BURGESS: That motion passed with Councilperson Pardo dissenting.

CHAIRPERSON DAVIS: Oh, one public comment card. I'm sorry, Miss Larson. I apologize. I still gotta hear this public comment. 'Cause it had item 1 on it, then it's twice.

BONNIE LARSON: So this is for the discussion, that the vote that you just took was just to discuss it, right?

CHAIRPERSON DAVIS: No, it's approved the site plan. The site plan.

BONNIE LARSON: So it's too late.

CHAIRPERSON DAVIS: We'll hear your comment.

COUNCILPERSON HUBBARD: No, we're still interested in your comments. Come on. Go ahead.

CHAIRPERSON DAVIS: Yeah, let's -- yeah. As I said, I apologize. 'Cause when your -- your public comment has --

BONNIE LARSON: I think I have some good information here regarding the site

plan.

CHAIRPERSON DAVIS: Your -- your public comment has one -- number 1 on it.

BONNIE LARSON: Right.

CHAIRPERSON DAVIS: And so --

BONNIE LARSON: Right.

CHAIRPERSON DAVIS: -- and this is item number -- this is number 2.

BONNIE LARSON: Well, I'm talking about the Dollar General.

CHAIRPERSON DAVIS: Yeah.

BONNIE LARSON: Anyway, I -- first of all, I oppose taking the name Dollar General out of there and saying, Just for retail. I think you need to do it specific for each type of business, because each type of business has different needs and different qualifications and different words. So I would leave it Dollar General in there. It's a very small property. It's only .64 acres. You can reverse your decision if you want to after my wonderful comments here.

CHAIRPERSON DAVIS: Right.

BONNIE LARSON: All right. So my question is how many parking spots are there for customers? How many are for employees and how many handicapped? You need to know that. This is a very odd shaped property. It would be better -- it would be to the -- to the owner of the property's benefit to purchase that little cutout piece there, that little square there. This is a very odd-shaped business.

Now, we've talked for years about parking and how our new Broadway would look. Dollar General does not fit into how our new Broadway would look. We talked about the Charrette. We went over it and over it, "We don't want any more of this type of business." But what was also decided was for the new Broadway the buildings, the new construction would be in the rear of the property and the parking in the front. Those of you who were here will remember this. They wanted the building in the rear -- I don't see the building in the rear here -- and the parking in the front.

Another thing was there's no street parking on that 37th or whatever because it's a very narrow road. It's only one lane in each direction. So you can't have any parking there. You can't have any parking in the swale. Another thing that was decided with new construction was that on-street parking would be provided for every new building that went up. And we have the model block on 21st Street showing those two on-street parking. That was decided that would happen. Why weren't you told that? Why weren't you reminded of that? So I think there's a lot

of things here which you weren't reminded of before you took that vote a second ago. You can reverse it.

All right. The other thing was is there a bus stop in front of that building? Because -- there is. Yeah. Because I know there's one at Winn-Dixie across the street. I believe what happened during all of those discussions was if there was a bus stop on the property, instead of the on-street parking then you would allow a cutout for the bus. It had to be one or the other. Cutout for the bus to come in or on-street parking, but that had to be for new construction.

Waste Management also needs to come in. They need to come in. They like a direct in to the property. Two people have left now. A direct access to the garbage bins, because there's a forklift in the front. They need to be able to access the property, come in with the forklift and dump those Dumpsters out without interfering with parking. Another thing I learned from the 7-Eleven was that stores like this retail, they are going to have 18-wheelers come in. They need a designated parking spot to unload their goods that do not interfere with customer parking. So those are a couple of things which I did not hear come up tonight, and those are things that we wanted for the look of the new Broadway.

So if we're going to have a new Broadway, we need to follow what was designated. If we let someone do it without that, then we have to let everybody do it. And this is -- like I said, is a very strange parcel of property here. But that's the owner's business. You also asked last week what about the rental agreement for this Dollar General. And you were told 15 years. I doubt that. And I made that point last time. I bet it's 15 years plus options and options. So when someone answers you a question you want the proper answer given. You want the whole answer given, not just part of the information given to you.

Also who's going to own that building? It's going to be Dollar General or the gentleman that owns the property? Probably Dollar General, which means we're stuck with them forever. But we made a lot of rules and regulations regarding new businesses. We can't do anything with the businesses that are there now, but we made a lot of clarification and requirements for new buildings and we need to stick with it and that's the -- what I just talked about.

CHAIRPERSON DAVIS: Thank you. Mr. Gagnon, could you answer those questions as suggested, starting with the parking and the Charrette? I do recall. Thanks for bringing that up.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: Long list of questions brought up. The first was in regards to parking.

CHAIRPERSON DAVIS: Yeah. That's the one.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: On site there's currently 27 parking spaces provided. Two of those are accessible spaces so that meets the existing parking requirements for the City's code.

Those will be shared by both employees and customers. The placement of the building was also discussed, and I think it was actually reversed in Miss Larson's comments. The CRA code was actually looking for the building to be placed --

CHAIRPERSON DAVIS: In the front.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: -- as close -- right. Exactly. Yes, Chair. As close to Broadway as possible so you would have a frontage along that and have a walkway and have the parking in the rear. So that way you're forming a pedestrian corridor along U.S. 1. There are other questions I'd be happy to have a conversation with Miss Larson on the side or if there's any other specific questions I can answer, I'd be happy to.

COUNCILPERSON HUBBARD: She asked about the owner of the building.

CITY MANAGER JONES: How about the deliveries?

CHAIRPERSON DAVIS: Well, they're leasing. That's it.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: Ownership and deliveries. There is a space in back for deliveries.

CHAIRPERSON DAVIS: Okay.

ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT GAGNON: Typically the deliveries come more of a box truck. I think with the 7-Eleven proposal there was a fuelling station and there was a large tanker truck that was having to swing onto site. So that component won't be a factor on this development. Ownership, Mr. Kinsey is here. He actually owns the property currently. I did want to actually make clear at I think the last council meeting there was some discussion on the history of the property, and actually, Mr. Kinsey was not involved with the historic neglect, for lack of better term, of the property itself. So he's looking to come in and revitalize the site. And we're happy to have him as a business partner.

COUNCILPERSON DAVIS JOHNSON: Are we taking comments?

CHAIRPERSON DAVIS: There's public comments and we have one card. I guess you're fine.

COUNCILPERSON DAVIS JOHNSON: Now's the comment?

CHAIRPERSON DAVIS: Yes.

COUNCILPERSON DAVIS JOHNSON: So when I spoke with Mr. Kinsey, the one thing that I did say to you was I talked to you about the structure and the aesthetics of the building, and you assured me that there were some models of smaller businesses similar to what's going in that place. Does that still ring true?

DOUG KINSEY: Doug Kinsey, owner of Leaf Properties. Yes, ma'am, it does. There are examples of this particular prototype which is a smaller footprint designed specifically for urban environments where land is less plentiful in especially larger sites.

As I sent to you -- I think I responded to you either in a voice mail or an e-mail. The models in Florida that have either been completed or close to completion haven't had the stringent requirements aesthetically that Riviera Beach has had. So I think the ones that I sent you photographs of still have some metal siding showing, still have other -- I don't think they have the gooseneck lighting that we've put on this building. I haven't been able to find one that's going to be quite as nice as this one. But there are models that have been built in Florida that we could give you locations for.

COUNCILPERSON DAVIS JOHNSON: Okay.

DOUG KINSEY: With regard to ownership, I think Miss Hubbard asked that question. I own the land. I'll own the building. There may be some stores in the 14,000 stores that Dollar General owns that they own corporately. But the majority of the buildings that they do business out of are owned by developers like me. Any other questions?

CHAIRPERSON DAVIS: Any other questions?

CHAIRPERSON DAVIS: All right. Motion to adjourn the special meeting?

VII. ADJOURNMENT

CHAIR PRO TEM MILLER-ANDERSON: Second.

CHAIRPERSON DAVIS: We have a motion?

COUNCILPERSON HUBBARD: Got a motion? So moved.

CHAIR PRO TEM MILLER-ANDERSON: So moved. I'm sorry. So moved.

CHAIRPERSON DAVIS: So moved. Yeah, there you -- so moved and second. All right. All right. So we're going to take what, two or three minutes or just roll -- we can go right into it.

CHAIR PRO TEM MILLER-ANDERSON: Yeah. (Unintelligible).

COUNCILPERSON DAVIS JOHNSON: Let's take our break.

CHAIRPERSON DAVIS: Okay. Five minutes.

(CONCLUSION OF SPECIAL COUNCIL MEETING)

APPROVED:

THOMAS A. MASTERS
MAYOR

TERENCE D. DAVIS
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

KaSHAMBA L. MILLER-ANDERSON
CHAIR PRO TEM

LYNNE L. HUBBARD
COUNCILPERSON

TONYA DAVIS JOHNSON
COUNCILPERSON

DAWN S. PARDO
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

DATE APPROVED: APRIL 5, 2017