

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
SPECIAL CITY COUNCIL MEETING MINUTES
HELD IN THE CITY COUNCIL CHAMBERS
FEBRUARY 1, 2018 @ 6:00 P.M.**

CALL TO ORDER

CHAIRPERSON MILLER-ANDERSON: I want to call to order our Special City Council meeting for February 1st, 2018, 6 p.m. Here back in our Riviera Beach City Council chambers. Madam, roll call.

Roll Call

CITY CLERK ANTHONY: Mayor Thomas Masters? Chairperson KaShamba Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Present.

CITY CLERK ANTHONY: Chair Pro Tem Tonia Davis Johnson? Councilperson Lynne Hubbard?

COUNCILPERSON HUBBARD: Present.

CITY CLERK ANTHONY: Councilperson Dawn Pardo?

COUNCILPERSON PARDO: Present.

CITY CLERK ANTHONY: Councilperson Terence Davis?

COUNCILPERSON DAVIS: Here.

CITY CLERK ANTHONY: City Manager Karen Hoskins?

CITY MANAGER HOSKINS: Here.

CITY CLERK ANTHONY: City Clerk Claudene Anthony is present. City Attorney Andrew DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: Here.

CITY CLERK ANTHONY: You may proceed.

CHAIRPERSON MILLER-ANDERSON: All right. We'll have a moment of silence followed by the Pledge of Allegiance led by Councilwoman Hubbard. Let the record reflect the Mayor and Councilwoman Davis Johnson are on the dais.

Invocation

Pledge of Allegiance

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

ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM; PLEASE FILL OUT A PUBLIC COMMENT CARD LOCATED IN THE BACK OF THE COUNCIL CHAMBERS AND GIVE IT TO THE STAFF PRIOR TO THE ITEM BEING TAKEN UP BY CITY COUNCIL FOR DISCUSSION. MEMBERS OF THE PUBLIC SHALL BE GIVEN A TOTAL OF THREE (3) MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT AGENDA. MEMBERS OF THE PUBLIC WILL BE GIVEN THREE (3) MINUTES TO SPEAK ON EACH REGULAR AGENDA ITEM. IN NO EVENT WILL ANYONE BE ALLOWED TO SUBMIT A COMMENT CARD AND SPEAK ON AN AGENDA ITEM AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

CHAIRPERSON MILLER-ANDERSON: Do we have any additions, deletions or substitutions? Okay. Do we have any disclosures by council? Can we have a motion to adopt the agenda?

AGENDA Approval:

Additions, Deletions, Substitutions:

Disclosures by Council:

Adoption of Agenda:

COUNCILPERSON HUBBARD: So moved.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON MILLER-ANDERSON: Madam Clerk?

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Any -- we don't have anything on the consent agenda. We don't have any minutes, resolutions, petitions and communications for filing, awards and presentations, the public hearings.

COUNCILPERSON HUBBARD: All right.

CHAIRPERSON MILLER-ANDERSON: No items tabled. Regular old business, regular discussion and deliberation, item number 1.

Comments From the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

ALL MATTERS LISTED UNDER THIS ITEM ARE CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

MINUTES

RESOLUTIONS

END OF CONSENT AGENDA

PETITIONS AND COMMUNICATIONS FOR FILING

AWARDS AND PRESENTATIONS

PUBLIC HEARINGS

COMMENTS FROM THE PUBLIC - 7:30 PM Non-Agenda Item Speakers (Three Minute Limitation)

Public Comment should be restricted to issues, matters, or topics pertinent to the City of Riviera Beach. Please be reminded that the City Council has adopted "Rules of Decorum Governing Public Conduct during Official Meetings," which has been posted at the entrance of the Council Chambers. In an effort to preserve order, if any of the rules are not adhered to, the Council Chair may have any disruptive speaker or attendee removed

from the podium, from the meeting and/or the building, if necessary. Please govern yourselves accordingly.

Public Comments shall begin at 7:30 PM unless there is no further business of the City Council, which in that event, it shall begin sooner. In addition; if an item is being considered at 7:30 PM, then comments from the public shall begin immediately after the item has been concluded.

CHAIRPERSON MILLER-ANDERSON: All right. So we've closed off Public Comment cards at this point.

CITY CLERK ANTHONY: Bonnie Larson, JB Dixon, Mary Brabham.

BONNIE LARSON: Bonnie Larson. I have a request for roll call, and that is when someone's not at their seats or not in, can that clerk please say that person is absent or that person is out of the room or something? They just -- just go right on to the next -- to the next item. Miss Pardo, you brought up a good -- I think I'm going to congratulate you on the questions tonight. I think you asked good questions regarding this proposed project, but to not even get the names of the people who were in the decision making during this time, that's pretty bad. There were a couple questions you asked which did not get answers. So you need those answers.

You're talking about moving the water plant. Huge, huge issue. Can it be done? Can it be done and what would be the cost and where would you do it? That is critical to the entire thing. Unless you know that -- so many things that were brought up are critical to that entire thing. If one doesn't work then the whole thing's not going to work. So that's major.

Oh, we were told that the public/private people, they would be the one building the residential and whereas they build it on our property, then our property is gone essentially. They put their buildings here. It's no longer really our property. We're leasing it to them or whatever. It was also said that would be the income generator. However, Mr. Bailey said that the developer may take several years to develop the residential, the retail and etc. Therefore, no income. No income generator. Gotta listen to what people say.

So first of all, what they say, that's going to be the income generator, then it's said that, you know, that may be a couple of years. So where are we going to come up with 100 to \$150 million? We need to get our fire station fixed. We need to get a lot of things done in this system rather than spending 100 to \$150 million which we don't have. Mr. Davis, he said that ULI came here. Yes, I was here for probably two of their meetings 'cause it was never on the website. It was never anywhere.

He told me one day I ran in -- I just happened to run into him and he said, "Ooh, there's going to be a meeting in the library today. You might want to go." He also told me that they did not charge us for that, but later we learned, yes, they did. It was either 10 or \$20,000 they charged us. So we're going to tell the truth, let's tell the truth. But you know, you're in charge here and don't let staff push you into something that we

don't have any information on and that we certainly cannot afford at this time or in the next few years.

Like I said, city sales tax came up a couple of times. Other cities are doing things like repairing potholes, putting in some lights, doing things like that. Let's do something for the residents with that money. And -- oh, private partnership. That's not working at the Marina at all for a couple of years now. Nothing has happened. So why do we think it would work here on city property? Like I said, who would want to live in a residence right by the Brightline train? Who would want to do that? So a lot of questions. You cannot possibly -- possibly vote on any of that. And thank you for setting up another workshop. Thank you.

CHAIR PRO TEM DAVIS JOHNSON: Thank you, Miss Larson. Madam Clerk?

CITY CLERK ANTHONY: JB Dixon, Mary Brabham, Margaret Shepherd.

JB DIXON: My name is JB Dixon. I live at 3000 N. Ocean Drive, Singer Island, Riviera Beach. It seems -- I, too, am very glad that you have moved this into workshop because it does seem as though there was a dearth of information and confusion about this matter. The thing that I want to know is that where -- however you go forward with that project and the many other unfinished projects that are out there requires obviously a good city manager.

I think Miss Hoskins has done a very credible job since taking that job with the understanding that you were going to hire someone else. I've heard two rumors. One is that you are going to try to force through the hiring of a new city manager before the election, which is only six weeks away and may result in up to two seats changing on this council. If -- I would like to know if that is true and if it is true, what possible excuse you could have for doing that which would be rushing to make sure that the people who will express their opinions on March 13th have no voice in your decision to hire a permanent city manager. And I've never understood how we can come up here and ask questions at this podium and yet never get an answer. Is there -- am I missing that there's a policy somehow that you don't understand? That's a question I want to --

CHAIRPERSON MILLER-ANDERSON: She answers them after every one has spoken and she'll answer. She's taking it down.

JB DIXON: Who -- who is "she"?

CHAIRPERSON MILLER-ANDERSON: Miss Hoskins.

JB DIXON: I -- I see.

CHAIRPERSON MILLER-ANDERSON: Yeah.

JB DIXON: That is -- that's the question that I wanted to ask because that is the rumor out there. People are very, very upset about it. And I think it would be very,

very bad if that is true because I think you will have a huge revolt on your hands if you do that. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Who's next?

CITY CLERK ANTHONY: Mary Brabham, Margaret Shepherd, Dr. Guy Dispigno [phonetic].

MARY BRABHAM: Mary Brabham, Riviera Beach. I would like to say that the senior -- the banquet, Lieutenant General Honore, that was a plus for this city here. It was a beautiful -- a beautiful banquet. The second best in this city here. The first one was when it was first initiated and this second one was the banquet on the previous Friday. What a message. That's what we like to see in this city here. When we say that -- see, Miss Brabham deal with the Attorney General. You all don't answer to everything so I write all of my concerns to the Attorney General. And they, in response, replies to me.

When I say that I'm a super voter here, Mr. Brabham and I, we are excellent voters. And Miss Brabham have other citizens that are excellent voters in this city here. The employee sues the city. This is who you all wanted as the city manager. Shame on you. Shame on you for not putting your city employees' well-being and well affairs to be top priority. This city cannot grow. The employees cannot grow. It takes a village to make a compounded city. That goes for all of you all. What lies in store for Riviera Beach residents, it's true. It's true. It's true. Every bit of it is true. Every bit of it is true.

Our neighborhoods over there on Eighth Street, the grass over there grown. FDOT haven't cut it. Paper and stuff strewed all over our cities, our -- all -- all over our streets and cities. What is wrong here? Do you really, really care about the city? Are you just in it for the bucks like you always do? Because we as taxpayers, we are vested here. I own my home. I'm not a renter. I own. Other owns, too. And we should be more concerned about our city in the -- in this city, especially you as leaders. But that's okay. You all have disenfranchised us and we would disenfranchise you.

Congratulation, Mareada [phonetic] Beach for hiring Mr. -- Mr. Jonathan Evans due to the fact that he's a skilled and professional individual. So I'm happy. But guess what? It doesn't relieve what you all have done. It wasn't the why but it was the how you all did it. Perhaps we could have lived through it and worked with you all, but it was the how that -- what you all did to us. And then you disenfranchise us and that made us more than angry. It wasn't a why but it was the how. You all have a very, very good person over there, whether some of you council peoples like him or not. This is what the city needs. And if you're thinking about getting somebody else in here, nobody else could take Mr. Jonathan Evans' place, 'cause he made us rise to the occasion of what we could be and where this city could be.

CHAIRPERSON MILLER-ANDERSON: Thank you, Miss Brabham.

MARY BRABHAM: He could dialogue with us. And the children are upset with you, too, so that makes Miss Brabham upset.

CHAIRPERSON MILLER-ANDERSON: Thank you. Did y'all turn the -- turn it off all the way?

CITY CLERK ANTHONY: It's not controlled by us. It's controlled by Mr. Stephens.

CHAIRPERSON MILLER-ANDERSON: He cut it down all the way?

CITY CLERK ANTHONY: I believe so.

CHAIRPERSON MILLER-ANDERSON: Well, just ask him to cut it up a little bit. All right. Who's --

MARGARET SHEPHERD: Margaret Shepherd, Riviera Beach.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MARGARET SHEPHERD: Please forgive me for my outburst. Truly, I've been holding that in for about a month and a half. I sit with a group of women. There's 288 of us. We just got a few more members. It's 388 of us senior citizens. We call ourselves the Black Tea Party. And this is what we've been doing all week, discussing the City of Riviera Beach.

It's been a grueling month and a half of who's voting for who and what's voting for what. And I want to tell you, it's been really kind of depressing to know that our city is in dire needs of leadership. I'll

leave -- leave it like that. But I'm here on behalf of Miss Gwen Oates. Mr. Dan Calloway is having a -- a bus going to Savannah, Georgia, and they're selling tickets - - I forgot to get the tickets -- to help Gwen go to Savannah. It's like a raffle. And the tickets are \$5. And if you win this particular raffle, I think you will gain \$500. And I don't think of nobody else deserve a vacation.

Gwen Oates and Miss Lucy that helped and Mr. Blankenship put on a fabulous, fabulous occasion for the seniors. If you all did not see the seniors in the parade, you have missed a treat. The first time since I've been here 34 years that the seniors had an opportunity to shine. So I thank you for that. That is one of the best things I ever heard.

Madam Chair, I didn't mean to be disrespectful, but that was one of the best seminars I have been in, I think in quite a while. I've been trying to think when was the last time I've been in a seminar and learned a lot. Been here a while. I kind of knew some of it, but they brought out some great things in that seminar. I think everybody should be able to go to that seminar. It should be something that people, when they

come to the city, learn about the city. A lot of people don't know the city. And I think that once they learn the city, some of this will go away. So with that I thank you.

Once again, I want to apologize but it's been a very stressful -- and the senior citizens with so much going on in their life, I think they deserve a little bit more than what they're getting. But I want to thank Mr. Blankenship for taking over and helping us go through the pace. Our new city manager, thank you, ma'am, for moving for -- and to all of you. You're not bad people. I just think something is going on that we should take a hold to and try to move this city forward. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

COUNCILPERSON DAVIS: Thank you.

CITY CLERK ANTHONY: Dr. Guy Dispigno, Bessie Brown, Ernestine Gordon.

GUY DISPIGNO: Hi, Guy Dispigno, 4600 N. Ocean Drive, Riviera Beach. First of all I'd like to thank you for not dissolving the Charter Review Committee, but vote correctly for needed restart. The start we had was unfortunate, at least in my opinion.

I believe that the former city manager definitely did try to steer and direct us to not only give him absolute power over all employees, hiring and firing without any review, including department heads, but also tried to get us to go down a path, and I believe you have the documents. One says revised and one isn't. And first he asked us to do something that was not within the scope of the state charter for charter review committees, was to get involved with ordinances.

Now, you would think someone who some people think is the greatest city manager in the world would be able to understand the Florida Statute to realize that Charter Review Committee cannot make recommendations on ordinances. However, I think there's some responsibility for a little bit of mess-up here because the council, I think, in the future, when we restart, should define roles and expectations.

And -- and one of them is what the role -- who your liaison is. It's not fair to assume that burden has to fall on the City Clerk whose work -- a lot of work. Could be somebody else. And the City Attorney, as Miss Hubbard mentioned at one meeting, told you that you weren't supposed to -- we weren't supposed to talk to you, when we've done some independent research and find that other municipalities encourage the Charter Review Committee to meet with city council, council members and, in fact, in some where there are ongoing charter review committees, meet twice a year. So I suggest you get a competent counsel who also is not trying to steer the Charter Review Committee.

Second thing I'd like to discuss is this city has tremendous potential. I'm a new old white guy, moved to Singer Island. And I have the pleasure of working with some young black men and women who were born in this city and care about this city. And I did call up the reporter, Wanda whatever her name is, and say, How come when Palm Beach -- Town of Palm Beach fires their city manager in their three-to-two vote when

he's on Christmas vacation, you don't report it, but you only pick on my city. Why is that? We need an offensive to talk about all the good this city does. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Bessie Brown, Ernestine Gordon, Bishop Thomas Masters.

COUNCILPERSON DAVIS: Bishop?

CHAIRPERSON MILLER-ANDERSON: What, Bessie's first, you said?

CITY CLERK ANTHONY: Yes, ma'am.

BESSIE BROWN: Good evening, once again.

CHAIRPERSON MILLER-ANDERSON: Good evening.

BESSIE BROWN: I -- I wanted to talk about this on item 1 but

it's -- it's -- it's my understanding you're trying to build -- and -- and if I'm wrong, let me know -- a \$14 million library? And through -- through a public partner -- partnership -- public/private partnership? Okay. I just -- I'm asking 'cause I'm -- that's just something I need to know. But public/private partnership didn't work at all with us for the Marina, because there was actually never a public/private partnership. Viking was the, uh -- what he was? Whatever, the developer that -- that wasn't obligated to do a darn thing for us so there was nothing, you know, partnered with him. And -- and -- and then we're not -- we have to stop running into these kind of traps. You understand?

And -- and -- and the only thing -- but I don't -- I don't see where we would need a \$14 million library. But I -- 'cause I -- this is the stuff I read before and I'm -- if I'm wrong please correct me. And -- and -- and -- and -- and we -- and we could build a - - and we can just do a library. The library in West Palm Beach is fine. I -- you know, I don't -- I don't frequent it but I -- my thing was why do we need a \$14 million public library? And I -- and I'm not happy about the moving. We never -- I never understood the move. But we're having a workshop so maybe I'll get some clarification.

And then the other thing is that Mr. Brown asked do we know if we are making any money from the Marina? Because it's -- you leased out the administrative portion so who's reporting that? And I'm not sure if you have your meetings. You know, what's the -- and -- and we didn't even get a -- a -- an office built in the event center for -- for the administration building. Marina's operations are out of a trailer. I think that's pathetic.

CHAIRPERSON MILLER-ANDERSON: Thank you.

ERNESTINE GORDEN: My name is Ernestine Gordon.

CHAIRPERSON MILLER-ANDERSON: Good evening.

ERNESTINE GORDEN: I live in Monroe Height. Miss Lynne Hubbard, I'd like to ask you one question before I start it -- start here. I was in -- Federal Garden have they sign up what they're doing in their area. Why you don't have the sign in Monroe Height what you're doing in our area?

CHAIRPERSON MILLER-ANDERSON: We'll come -- Miss Hoskins and Miss Hubbard will answer the questions once we get done with everyone.

ERNESTINE GORDEN: Okay. And another thing, as I talk to you about is that it seem like that people doesn't even have no input. They don't -- we don't have input in anything. It seem like only thing we do is pick up the bills, all the lawsuits that -- that is coming to this city here. We don't have a voice. Our voice was -- been taken away. It's been taken away by the councilmans up there and plus the chief of police. They took our voice away. The people doesn't have anything to do. All we do is just pick up the check. That's what -- seem like that what the peoples is about. And I'll be honest with you, ma'am. We are sick and tired. We really are. We don't have -- we can't -- we don't have anything to say about how our tax dollar are spent. We don't have a voice in that. Y'all do all of that. You tell us.

Now I hear -- sitting here hearing you're going to select a manager and the peoples don't know nothing about it? What's going on here? You really don't represent the people. You really represent yourself up there. And the -- and -- and the -- and the -- and the manager department, I -- I'm -- it makes the people wonder what's -- really is going on. It really make them, What really going on? And I'll be honest with you, when I -- when it hit the news, when the chief of police was behind what helped dismiss Mr. Evans, I'll be honest, I had to walk outside the house and catch some fresh air. I couldn't believe what I heard.

You know, you have respect for people. So you know you lose respect for people when they don't have no respect for you. And see what he done, he took the voice away from the people just like y'all three took the voice away from us. And we will never forget it. We really won't forget this. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Bishop Thomas Masters, Lloyd Brown and Erica Davis.

BISHOP MASTERS: Thank you, Madam Chair. I --

CHAIRPERSON MILLER-ANDERSON: State your name, please.

BISHOP MASTERS: Bishop Thomas A. Masters.

CHAIRPERSON MILLER-ANDERSON: Good evening.

BISHOP MASTERS: Good evening. Speaking in the office of the bishop and pastor of New Macedonia Baptist Church, President Donald Trump gave a State of the Union address a couple nights ago, and it is obvious to me that the Republican party, who's represented by the President, is trying to do everything in their power to reverse the wonderful great policies of one of the great Presidents we ever had, Former President Barak Obama.

I said that to say that it seems to me that they've been busy trying to do that, even to the point that it has become a rumor, which I don't like to deal with in Riviera - in the community. But we have been contacted by the media. We've been contacted by people almost daily that the President is going to take down or order the sign President Barak Obama taken down in our city.

Well, the President doesn't have that authority, number one. And number two, he couldn't do it even if he wanted to do it because it was voted by four people. And I want to congratulate those four people. It would have to be one of those four to bring it back on the prevailing side. Bruce Guyton voted to rename Barak Obama Highway. KaShamba Miller-Anderson voted to rename it from Old Dixie to President Barak Obama Highway. Cedrick Thomas, Councilman Cedrick Thomas voted to rename it President Barak Obama Highway. Councilwoman Dawn Pardo voted against it. So we're going to keep it and so if you hear that rumor, if you see it on Facebook, that is what the President would say, fake news.

The second thing that I want to say, it was the Republican party that saw that the President was in a -- sort of a situation that they would not allow him to appoint the Supreme Court Justice. We had several months. They thought that it would be a lame duck for President Barak Obama to do it. Well, I hope that same party that you're a member of, Councilwoman, that same party will see that we should not be selecting a city manager two weeks before, because the council also would be in the same situation, two weeks before.

What is the rush? Mr. Evans is gone now, if that was the issue. So please, in the interest of justice, wait until there is an election by the people before a city manager is selected. It's -- it's just the right thing to do.

CHAIRPERSON MILLER-ANDERSON: Thank you.

BISHOP MASTERS: Thank you.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Thank you. Yes?

COUNCILPERSON DAVIS: As Lloyd Brown come, Mayor, I never heard this story so where is this rumor coming from?

CHAIRPERSON MILLER-ANDERSON: Well, we'll -- we'll -- we'll address that at the end of Public Comments. We're not going --

BISHOP MASTERS: It's coming from the National Press that came to my office.

CHAIRPERSON MILLER-ANDERSON: Mayor.

BISHOP MASTERS: Well, he never heard it.

CHAIRPERSON MILLER-ANDERSON: Bishop, I'm sorry.

BISHOP MASTERS: I don't know where he was.

CHAIRPERSON MILLER-ANDERSON: Bishop Masters, please have a seat for a second.

BISHOP MASTERS: Look at Facebook.

CHAIRPERSON MILLER-ANDERSON: And Mr. Davis --

BISHOP MASTERS: It's there.

CHAIRPERSON MILLER-ANDERSON: -- he can give you that answer. We'll go on.

COUNCILPERSON DAVIS: No, he came to the mike to talk about it so I'm trying to find out did he start the rumor.

CHAIRPERSON MILLER-ANDERSON: But we haven't responded to --

COUNCILPERSON DAVIS: I heard nothing.

BISHOP MASTERS: The National Press --

COUNCILPERSON DAVIS: There's never been any discussion about it --

BISHOP MASTERS: -- came to the Mayor's Office. Debbie --

COUNCILPERSON DAVIS: -- before.

BISHOP MASTERS: -- what was the name of the company?

CHAIRPERSON MILLER-ANDERSON: Point of order. We have not responded to any other public comments in between. We said that Miss Hoskins will respond to anyone that had questions at the podium. And if you have some at the end of that, then you can address that at that point.

COUNCILPERSON DAVIS: Right.

CHAIRPERSON MILLER-ANDERSON: But we're going to the next one.

COUNCILPERSON DAVIS: Well --

BISHOP MASTERS: I'll show it to you on Facebook and I'll take --

CITY CLERK ANTHONY: Lloyd Brown.

BISHOP MASTERS: -- I'll direct you to National Press.

CITY CLERK ANTHONY: Erica Davis.

LLOYD BROWN: You know I was listening to this --

CHAIRPERSON MILLER-ANDERSON: Good evening. State your name for the record, please.

LLOYD BROWN: -- lady over here -- oh, Lloyd Brown. I -- I thought y'all might have known me. Anyway, Lloyd Brown. I live in Riviera Beach. And now you know.

Okay. I was -- see -- see, I'm old. Now I done forgot what I wanted to say so you should have let me went on ahead and finish. But I -- I think I got a good mind. What I'm trying to say is this. A comment like what the lady was saying for y'all to answer, now you're going to answer. Comment is like, Oh, I like those lights up there. Now, problem is like those lights are too bright. So why don't you do something about them?

See, a comment is like, Oh, those some pretty lights, so you don't have to do nothing about that. 'Cause that's just me giving my opinion. But when people come up here and say, We need this done. We need that done, y'all look like y'all ignore it. 'Cause like I was saying about these stores, okay, you got a Chinese restaurant over here. I've been going over there for four years. I stopped. I haven't been over there in a while, anyway. They -- you go in there to buy the food. They got a sign says, "The bathroom's out of order."

Okay. These people been over there for years, right in the Imperial parking lot. And then, you know, I got an article in here about Royal Palm where they found these roaches and whatever, a couple of roaches in the restaurants out there. How many roaches and stuff you think over here in Imperial, over here in these stores right over here? I mean, but you won't -- you won't look into that. You know, you got neighbors in the neighborhood complain about people yards and all that, but they'll go right down to these restaurants. They'll eat, sit down. Oh, they gotta use the bathroom but they're going to wait till they get their food. Then they show that, Oh, I'm a good black guy coming to your store. They'll leave a tip. And then they'll go talk about their neighbor, what he's doing in his yard, but they don't worry about the stores on the corner.

It's so many people in my neighborhood, and I mean not just my neighborhood but it's all throughout Riviera Beach. They worry about these things, you know, these little minor things, and they don't care about the stores, 'cause you know, each store on that corner has a casino in it. And I -- now they're trying to pass a law about putting

casinos -- they can't even get them in Lake Worth. How do Riviera Beach got them in every corner store?

And then a convenience store used to be a place where you can go in and put -- put your stuff in the machine and warm it up. That was convenient. How do you say these stores are convenience stores? They're restaurants just like this place in Royal Palm. But when I say something about it, the only person that said anything to me about it -- and I mean -- was Miss Pardo. She said something to me, said, "We're going to try to do something about these stores."

I mean, I'm not trying to push the issue about whatever she do over in her side. She's doing good on her side. Whatever votes she do, I have nothing against that, because for one thing she's doing for her side. But I mean, you guys here, you -- you gotta look over here. Every store in the damn corner got a damn gambling machine in it. And then you got a liquor store that's opened before the damn schools start.

CHAIRPERSON MILLER-ANDERSON: Thank you, Mr. Brown.

LLOYD BROWN: Yeah, but not a comment.

CITY CLERK ANTHONY: Erica Davis.

CHAIRPERSON MILLER-ANDERSON: Is -- that's the last one, Miss --

CITY CLERK ANTHONY: That will be the last one, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Thank you. All right. Thank you.

ERICA DAVIS: Erica Davis, W. 37th Street.

CHAIRPERSON MILLER-ANDERSON: Good evening.

ERICA DAVIS: I just want to thank Chairperson Miller-Anderson for holding her workshop on Tuesday nights, because it has enlightened the citizens that -- that attend on everything that's going on in the city. And it's a very good thing. We need more of that.

And I thank you guys for putting this aside, for making this decision on this big huge project. We have a lot of small projects that need to be done that's -- the people in their area needs to be responsible for. We need speed bumps on streets that people speed up and down, Miss Hubbard. And we also need to take care of the drug homes in the neighborhoods, as well.

And we also need to do that study and have an official written report on the roads and everything before you do this project. It makes a lot of sense. We just don't do things because somebody can throw up a beautiful building. We have to do research. Otherwise you're always going to be working backwards with the way you operate this city. You can shake your head all you want to, Terence.

COUNCILPERSON DAVIS: You know --

ERICA DAVIS: Because you're the main one acting like a spoiled brat. And don't do the -- put -- act professional and do things professional like you're supposed to.

COUNCILPERSON DAVIS: When a spoiled brat be taking care of you.

ERICA DAVIS: You're not taking care of me. You haven't done anything for me.

COUNCILPERSON DAVIS: I don't know.

ERICA DAVIS: But what I'm saying here is this city has been working totally backwards because no one is cohesive with business and they don't know how to take care of business. And it's time for you guys to get it together or leave it alone. Come March 13th, we will have a new city council person to take care of -- over there or over here, over there. I am sick and tired of this city being ran like a kindergarten and you, Terence, acting like a kindergartener.

CHAIRPERSON MILLER-ANDERSON: Miss Davis, let's get through --

ERICA DAVIS: You don't have to deal with me later. Deal with me now.

CHAIRPERSON MILLER-ANDERSON: Let's keep it together here.

COUNCILPERSON DAVIS: That's a private conversation.

ERICA DAVIS: But anyway, you guys need to make more professional decisions for the citizens, and we need to have a voice in what you -- what decisions you make. You need to clean up the neighborhoods over here with the ugly houses, drug houses, people speeding up and down the street, speed bumps. You need speed bumps. You need sidewalks. So before you go trying to -- before you go trying to build a big -- another big project, take care of your neighborhoods.

CHAIRPERSON MILLER-ANDERSON: Thank you. All right. Miss Hoskins?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON DAVIS: As we get ready to go to council comment I want to make sure I'm the first to go 'cause I haven't --

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: -- had much --

CHAIRPERSON MILLER-ANDERSON: Miss Hoskins, could -- I -- I do want to just point out that for many years when we had the public comments, most of the times the residents didn't get an answer. But when I became chair I did ask for the city manager to listen to the comments as it went along and at the end of public comments try to provide an answer as much as possible. And if the answers were not available on that night of the meeting, to make sure they follow up with the -- the residents the next day. Thank you. Go ahead, Miss Hoskins.

CITY MANAGER HOSKINS: Okay. I'm going to start from the bottom and work my way up. As it relates to Bessie Brown, the cost of the library, I don't believe - - the number was not 14 million. It was anywhere from 6 to 7 million.

She asked if we were making money at the Marina. Latest figures show they're netting about 200,000 a month at the Marina. That's -- that's the net figure. And I think that's all I have. Oh, someone mentioned the hiring of the city manager before the election. Based on the timeline, the city council did vote to -- or had a consensus to vote to hire a city manager before March 9th; however, we have not kept up with that timeline so that'll be coming back to -- to you all in a separate discussion at the next city council meeting to get direction on how you want to move forward with that.

CHAIRPERSON MILLER-ANDERSON: No, go ahead, Miss Hoskins.

CITY MANAGER HOSKINS: That's all I have.

CHAIRPERSON MILLER-ANDERSON: All right. Mr. Davis?

COUNCILPERSON DAVIS: Thank you.

CHAIRPERSON MILLER-ANDERSON: You -- you said you're going to talk during your --

COUNCILPERSON DAVIS: I want --

CHAIRPERSON MILLER-ANDERSON: -- during your time.

COUNCILPERSON DAVIS: -- I just want to say it now so I can get out of here. I haven't given --

CHAIRPERSON MILLER-ANDERSON: Well, hold on one minute. Hold on. So we're going to go down the agenda here. So Miss Hoskins, do you have any discussions, any comments for you, 'cause we're at the bottom here, Discussion by City Manager.

CITY MANAGER HOSKINS: No, ma'am.

CHAIRPERSON MILLER-ANDERSON: Okay. Discussion by City Attorney?

CITY ATTORNEY DeGRAFFENREIDT: Yes, there's one item.

ITEMS TABLED

REGULAR - OLD BUSINESS

REGULAR

DISCUSSION AND DELIBERATION

1. **DISCUSSION AND DELIBERATION ON THE REDEVELOPMENT OF THE CITY HALL SITE NORTH AND SOUTH OF BLUE HERON BOULEVARD. IN ADDITION, A DISCUSSION ON ALL CITY FACILITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, PARKS, AND PUBLIC WORKS, AS WELL AS METHODS OF FINANCING THE CONSTRUCTION OF SAID FACILITIES.**

INTERIM DEPARTMENT DIRECTOR: TERRENCE BAILEY (561) 845-4080

CHAIRPERSON MILLER-ANDERSON: All right. You ready?

DIRECTOR OF PUBLIC WORKS BAILEY: Yes, ma'am. Terrence Bailey.

CHAIRPERSON MILLER-ANDERSON: Good evening.

DIRECTOR OF PUBLIC WORKS BAILEY: Director of Public Works. These new mikes are good.

CHAIRPERSON MILLER-ANDERSON: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: To say the least. I'll give you a brief history of this issue. As you recall in November of 2016, ULI came before this council with a presentation on economics and discussion of where to place the library. By resolution the council agreed and directed staff to site the library on the south side of Blue Heron and develop plans and concepts moving forward on the new City Hall.

During the January 2017 city council retreat, this issue was discussed again at length on development options. At that time the council directed staff to bring back three or four concepts of a master plan for City Hall. On June of 2017 during the presentation and reference specifically to the library, the enclosed slides in reference to locations and development options for a new City Hall site were presented to this council, as well.

I'm going to give you a brief summation of those slides and the various options to sort of refresh our memory, as it has been about 28 months that this is -- 18 months that this has been in progress. So as you can see, we're primarily focused on the parcel of land on the south side of Blue Heron. This is the option A. And I'll begin from left to right on your screen.

There -- the concept of relocating all of the recreational activities to work in conjunction and collaboration with the school board's property to the north providing them all new athletic facilities and relocating the gymnasium to this north side, as well

as tennis courts, football, track, baseball, softball and other field activities. This was -
- this element is consistent in all three of the options.

You will notice at the bottom left corner the -- I believe it's Avenue J that used to connect from the north is being reconnected so that it will bring traffic from the Silver Beach area down into what will be this new City Hall complex commercial retail and residential component. So reestablishing that connection for the community and allowing individuals not to have to come around to Avenue H East and swing back into the site. Giving them access directly to Blue Heron from that road will restore that connection and bring foot traffic and -- and our local residents into this proposed multi-use development. That element is also consistent with all three of the options.

You can see generally the flow of the project. In the middle there'll be a mixed-use development. We're showing at-grade parking. There may be some structured parking. This will be mixed use in the three different buildings that are shown in the middle, and to the southern end is all of the city functioning facilities, library, City Hall, council chambers, police, fire station.

The next slide will get into a few more specifics. As I mentioned you can see the elements of the athletic complex on the north. The mixed-use development sort of in the middle adjacent to the Utility District's current operation -- operational area next to the railroad tracks, and then the City Hall functionality to the south. You'll see right up next to the railroad tracks item number 18 is the concept of a Tri-rail station with parking and potentially other development elements on the Tri-rail station.

The reason that we looked at siting the potential Tri-rail station for Riviera Beach at this location is the -- in order for Tri-rail to function effectively, you need all -- nearly 800 feet of rail length. Unfortunately, looking at the 13th Street location, the distance and potential issues with the operations of the port may make that very difficult. Whereas, at this location, there is more than that 800 feet of frontage along city-owned public property, which would mean there'd be no eminent domain. There'd be no need for acquisition of additional property to site the Tri-rail station here.

Also from a planning and logistics perspective, placing such an intense development node here, bringing people up from Miami when we go back to the National Championship for football and cheerleading, individuals can get on Tri-rail, stop here and get off and not have to drive their cars, putting cars on the road and requiring additional parking at this site.

So we felt that it was a good use of public land and a great nexus of the concept of putting -- proposing a Tri-rail station at this location. So you will also see that in all three concepts of how we redevelop the site. This is just to indicate where the view of this next slide will be. You'll -- you can see you'll be looking from the middle of the courtyard towards the south. This is a concept of the buildings. You can see two different styles.

There is a retention area in the middle with step down for individuals to come, enjoy, have a -- a -- an experience when they come to this site for City Hall and the commercial residential node here on the north. It'll be a hustling, bustling location where people are getting public services, as well as private services. And that is option A.

Option B is very similar. Again, all of the same elements. This is a little more rectilinear building design. Again, still a courtyard in the middle. The main difference in this is there is a large amphitheater at the City Hall site and you can see here number 13 to your right, you'll be able to see the amphitheater overlooking the retention as it goes further towards the south. All of the same elements in the way of city facilities, public/private facilities are in this proposal, as well.

The next image will be looking from the amphitheater towards the north. And you can see this large grass amphitheater where you can have events, you can have people doing all kinds of other functional activities here in the summer and the winter in this open space for -- that'll activate the City Hall site and make it a pleasant place for the community to come and dwell.

The last proposal is very similar. Sort of rectilinear in the middle with a courtyard and a water feature. Also an amphitheater in the civic center here on the south, except the buildings are a little further up toward Blue Heron, and you have a more hardened-type open space. As you can see, still having an amphitheater but more hard scape than it is grass in this iteration. Other than that, the other elements are the same. Here is sort of a pictorial of how that area will look. And with that I'll hand the conversation over to Mr. Little, our Purchasing Director.

INTERIM DIRECTOR OF PROCURMENT LITTLE: Good evening, Council, Ricky Little, Interim Director of Procurement.

CHAIRPERSON MILLER-ANDERSON: Good evening.

INTERIM DIRECTOR OF PROCURMENT LITTLE: We have basically three options in order to bring this vision to the forefront for the city. A design build project - a design-bid-build in a course of public/private partnership that we'll probably -- will steer in that direction. The design-bid-build is basically the process of having a company design it, which means once that company design it they're basically removed from the process of being able to bid or build the building at that point. Put it out for actual straight hard bid and then once we get it -- the bids in, review those bids. This particular process requires that we select the lowest bidder. So once we select the lowest bidder we'll go ahead and award the contract for the actual building of the actual complex. Design-build is an option where we get one contract that -- that does the design and will also do the building for us.

Public/private partnership is where we actually go out and seek entities to actually give us financing in order to be able to complete the project. The statute that covers design-bid-build is of course Florida Statute 287.005, and basically it's in your

handouts. I won't even waste time reading it to you. You guys can review it on your own at a later date.

CHAIR PRO TEM DAVIS JOHNSON: Do I have that? We don't have this information.

INTERIM DIRECTOR OF PROCUREMENT LITTLE: So I'll go ahead and read it to you. "Public announcement of qualified procedures. Each agency shall publicly announce in a uniform and consistent manner each occasion when professional services must be purchased for a project. The base construction cost which is estimated by the agency to exceed the threshold amount provided in 287.017." And that's five different categories that are actually covered under that.

And category 5 starts at 325,000; category 2 goes down to 35,000. Again, this is simply talking about the design build and it's basically the same thing. But one thing that we really want to pay attention to in the design build is the paragraph J-A. It says, "Design criteria package means concise performance, oriented drawings and specifications for public construction project."

The reason they're saying that is that we have to give them very tight specs to make sure that the City gets exactly what it is that we're actually trying to accomplish. And without doing this, it's when change order after change order after change order comes into effect on the project. And the design build is basically the same thing again. We basically have to give a tight spec in order to make sure that we understand exactly what we're giving the vendor to actually bid on.

So in my opinion for a project of this scope, we would probably be heading in the direction of the public private partnership in order to get us where we actually need to be. The various procurement options is again a little pamphlet that (unintelligible) put together for everybody just so that they could see and understand basically what happens with design-build-bid. So that's the actual item that you're looking at at this point. It explains design -- it explains design-bid-build. It explains design build. But it does not talk about the public/private option which I'll give you a short little presentation on later on in this presentation.

Again, talking about design build. Key considerations inside the design-build factor. Various procurement options and these were the ones that we actually spoke about earlier. Public/private partnership. Again, the statute that covers that. And here are the items that I really wanted to talk about 'cause this really covers the design-build portion of it.

This is the best practices and the 10 principles for successful public private partnerships. And the very first item is, "Prepare properly for public private partnership," and that's probably at the top of the list. Next it says, "Create a shared vision." That's where we all sit down and talk about how we want this actual project to actually look. "Understand your partnership -- partner -- partners and key players in the actual item. Be clear on the risk and rewards of all parties. Establish a clear and

rational decision making. Make sure all parties do their homework. Secure consent and coordinated leadership."

And the one -- the next one says, "Communicate early and often," in my opinion is the most important part of it, because if we're not talking, we're not going to get what we want. And that's on their side and our side. "Negotiate a fair deal and structure, build trust as a core value." And at this point I'll turn it over to the city manager.

CHAIRPERSON MILLER-ANDERSON: All right. Thank you.

CITY MANAGER HOSKINS: So Madam Chair and city council members, what we need from you is, number one is which site development plan would you prefer. Plan A, B or C. That's option A. Option B. And option C.

CHAIRPERSON MILLER-ANDERSON: All right. Anyone have any comments?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: Mr. Bailey, earlier you made a discussion about a relationship with Inlet Grove. How will we coordinate who maintain those facilities and the use of public, giving them access to that maybe after school hours?

DIRECTOR OF PUBLIC WORKS BAILEY: I could -- if Mr. Blankenship could come up, I know he deals with this issue regularly with the joint use of school properties and parks.

COUNCILPERSON DAVIS: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: And in our previous discussions there was a model potentially drawn up where the city potentially -- and again, this is all a concept -- would take full operation and maintenance of the facilities so that we maintained control and worked out with the school their needs and uses and worked in a very collaborative method. But I'll turn it over to Mr. Blankenship.

PARKS AND RECREATION DIRECTOR BLANKENSHIP: Good evening, Council, Mayor, City Manager.

CHAIRPERSON MILLER-ANDERSON: Good evening.

PARKS AND RECREATION DIRECTOR BLANKENSHIP: Richard Blankenship, Parks and Recreation Director. We do presently have an interlocal agreement with the school district but it's fairly one-sided. It's -- it allows us to use their facilities. what we would need in this case is a -- a -- really a joint-use agreement where we outline who's -- outside of the facilities that will be constructed, who manage -- who maintains them, which if we go that route, I would really prefer that we maintain them.

And then we work out a schedule with the school. And now in my -- in my career we -- we've done -- I've done many of these type of multi-use agreements. The school uses it up until the -- you know, practice is over at 5:00 and then the public takes over. And then we typically have all day Saturday and Sunday to use it. So they -- they are -- working with a high school is a little bit unique compared to working with an elementary school or middle school. But it is -- it does take some scheduling and some -- some management. But it's -- it's the best use of the public dollar that -- that you get.

COUNCILPERSON DAVIS: Okay. So let's go over to -- with the understanding of potential -- the library. So we will discuss what we already previously discussed, what that looks like and the potential P-3, all those on programs and program and mechanism attached at a later meeting.

DIRECTOR OF PUBLIC WORKS BAILEY: Sorry. Say that again, sir.

COUNCILPERSON DAVIS: The program -- the library. I'm looking at the square footage --

DIRECTOR OF PUBLIC WORKS BAILEY: Right.

COUNCILPERSON DAVIS: -- that -- that's in here. I don't know if that will reflect what we discussed in those meetings previously to get all that fitting in. We talked about having a retail space, we talked about having a potential digital museum, we talked about will City Hall have some of its office in the same facility, how would that look.

DIRECTOR OF PUBLIC WORKS BAILEY: Well, you're kind of skipping ahead. When we get to the -- towards the end we have next steps.

COUNCILPERSON DAVIS: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: What you're describing is the program.

COUNCILPERSON DAVIS: Right.

DIRECTOR OF PUBLIC WORKS BAILEY: Is the architectural term for it.

COUNCILPERSON DAVIS: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: The architect will come in and do interviews, do research, look at best management practices, as well as sort of the wish list of the community for the facility and develop the program. The program is, you know, Parks has 25 people. Here's what they do. Here's who needs to sit next to whom. Here's how many bathrooms are going to be required and here's how much space that sort of turns into. 30, 40, 50,000 square feet. Once you have a program for the building, for the facility, for all the different departments, how many, you know,

bathrooms, how many conference rooms, how many meeting spaces, once all of that is done, it'll turn into a gross square footage of the building.

COUNCILPERSON DAVIS: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: Then they begin looking at what is the best orientation. Is it a rectangle, is it a square, is it -- what sort of shape? So that everybody gets what they need. Everybody's next to each other. And then you have how many stories and you sort of build the building from the program to the actual physical rendering of the building and who's on which floor and things of that nature.

So what you're describing is the program and we haven't gotten that far. Except for the work that's been done by BEA for the library. So the floor plan that is already developed for the library, the -- the elements and adjacencies, all of that work has been done but has not been done for the balance of the City Hall site.

COUNCILPERSON DAVIS: So the local participation, as well, will be later on?

DIRECTOR OF PUBLIC WORKS BAILEY: (No audible response).

COUNCILPERSON DAVIS: Okay. All right.

DIRECTOR OF PUBLIC WORKS BAILEY: Yes.

COUNCILPERSON DAVIS: I have no other questions.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: What's the proposed budget for either option? What -- what are we looking at or what have we thought as it relates to cost?

DIRECTOR OF PUBLIC WORKS BAILEY: Well, we haven't gotten -- if you -- all of the options will have generally the same cost because it's driven by the square footage of usable space, which we don't anticipate changing. We know how much square footage we need to operate on the City's side. The options are more aesthetics, orientation. You know, as you can see, some of them are a little more square, some of them are more rounded. But those are architectural features that shouldn't have a significant impact on the overall cost of the project. But if you're asking just what we anticipate just to build the city's elements, we're in the hundred to \$150 million range.

CHAIR PRO TEM DAVIS JOHNSON: And what's going to be the source of funding for it -- for this project?

DIRECTOR OF PUBLIC WORKS BAILEY: Well, if you go back and what we discussed previously in using -- I'll go to be --

CHAIR PRO TEM DAVIS JOHNSON: The past --

DIRECTOR OF PUBLIC WORKS BAILEY: -- just the first -- the very first layout . All of the city components are the on south side of Blue Heron to the right on your screen.

COUNCILPERSON DAVIS: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: The middle component is the commercial, residential, retail element. So what this would be, and depending on which option of financing you use, or model of delivery, in a true public/private partnership the private sector would come in and build, operate and generate revenue off of that middle component where you have small shops, where you have retail, restaurants, where you have offices and residential. Which we're kind of skipping ahead but we have discussion on concepts of what the council would like to see if that arena, as well.

CHAIR PRO TEM DAVIS JOHNSON: And understanding the -- the concept of public/private partnerships, there still is a capital outlay for the City.

DIRECTOR OF PUBLIC WORKS BAILEY: Well, at this point we don't necessarily know that. The reference I like to use is this will go as a set of scales. On the south side of Blue Heron, we have the weight of what the City wants to develop. And on the north side you have the weight of the cash generated from the private sector's development and revenues.

The goal is to try to get the scales to balance so that we allow them a development intensity that will generate enough revenue to where the City's component is minimized if not zero. There may even be an opportunity where this generates cash in total where we are revenue sharing partners in this project. But again, there's no program. We haven't discussed what we're going to develop on the north side in the way of how many square feet. As you know, square feet turns into revenue.

And so the goal is to try to get this scale to balance as best as possible to have no net debt effect or capital outlay for the city. We're a little early in the process to project whether we can get these scales to balance, but right now we're talking about that is the goal, and we are looking to move in the direction to make this a -- as best a cost-neutral proposal as we can for the City.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair, if I may?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: Did we not have a conversation some time back when we were talking about the various schematics and proposed layouts for the library and having discussion that would have kept police and fire on the north

side, on this side, and putting off -- and putting City Hall, library and all things children to the south? What -- do I remember that conversation at all?

COUNCILPERSON DAVIS: We never made a decision.

COUNCILPERSON PARDO: No one made a decision.

COUNCILPERSON DAVIS: Never made a decision.

CHAIR PRO TEM DAVIS JOHNSON: Okay.

COUNCILPERSON PARDO: It was a proposal.

COUNCILPERSON DAVIS: It was a conversation.

CHAIR PRO TEM DAVIS JOHNSON: So we -- we just had a conversation, but we never received any documents that supported a layout that would be inclusive of police and fire remaining on this campus and everything moving --

COUNCILPERSON DAVIS: Madam Chair?

CHAIR PRO TEM DAVIS JOHNSON: -- across --

CHAIRPERSON MILLER-ANDERSON: Hold on one minute.

DIRECTOR OF PUBLIC WORKS BAILEY: If I may answer, we --

COUNCILPERSON DAVIS: Answer the question.

DIRECTOR OF PUBLIC WORKS BAILEY: -- when that discussion arose, we looked at it and the -- the issue or sort of conflict it created is to have the private sector operating and taking over the north side while still leaving police and fire up there. The goal is to have the public on one side and the private on the other so any activities that happen are -- there isn't a conflict in, you know -- if you're going to have a police and fire station in close proximity to basically what you see on the screen, a CityPlace downtown sort of entertainment node. So those two uses weren't very compatible.

So we went more with the model of having all the public uses on the south and providing some separation, noise and other activities with the city -- city center sort of civic node on the north in isolation. What it also allows you to do is you can clearly define the land for a land lease in the way of a nice box. You know, they take over all rights and responsibilities anything happens out there. And then you get a revenue share from a nice consolidated node of activity. And you get the densities you need to try to balance those scales. So that was looked at, but it created a few problems and we were given direction to move into this -- this sort of model that we're -- that I'm describing.

CHAIR PRO TEM DAVIS JOHNSON: Well, who provided that direction?

CHAIRPERSON MILLER-ANDERSON: Right.

CHAIR PRO TEM DAVIS JOHNSON: Because there was --

CHAIRPERSON MILLER-ANDERSON: Yeah.

CHAIR PRO TEM DAVIS JOHNSON: -- we want to know the goal, whose goal is that? Was it the collective goal of this body as policymakers, or was that, you know -- what -- who -- whose goal are we talking about at this point? Because we were -- we were kicking that -- we were not kicking it but we were discussing the various options. And it seems to me that there was a different direction taken based on what's presented to us by way of option A, B and C. So the question for me is whose goal?

DIRECTOR OF PUBLIC WORKS BAILEY: I believe at some point the executive team met.

COUNCILPERSON DAVIS: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: And that direction was given to staff --

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: -- to provide and develop these three options.

CHAIR PRO TEM DAVIS JOHNSON: Huh. Okay.

COUNCILPERSON HUBBARD: The executive team?

CHAIRPERSON MILLER-ANDERSON: Hold on.

COUNCILPERSON DAVIS: Who executive?

CHAIRPERSON MILLER-ANDERSON: Did you have something to add, Mr. Terence, for this, with Miss Tonya? You were talking to her? Didn't you ask for --

COUNCILPERSON DAVIS: Yes. I was going to add to -- as we all are aware, this conversation started over a year ago. Back in November in '16. We had numerous meetings to talk about vision and which direction we wanted to go. ULI when they came in in November, they give us a lot of concepts with certain services on the north side, certain services on the south, to keep a certain activity on this Blue Heron -- I call it fairway.

This council, we're back at it again to figure out to give staff some permanent sense of which way we're going. At some point we have to make a hard decision to really let staff know which way we're going. We talked about the P-3. We talked about having the services on this side and the other side. But nothing has been given. I

mean, but previous -- and it's in my understanding from Mr. Bailey just stated that the senior level management made the decision and made it for us, once again.

So --

COUNCILPERSON PARDO: Yeah. Madam Chair?

COUNCILPERSON DAVIS: -- I'm done.

CHAIRPERSON MILLER-ANDERSON: Hold on. Miss Hubbard, did you have something?

COUNCILPERSON HUBBARD: Yes, ma'am. And I agree with Miss Davis Johnson. Who -- who made it for us? And if it's the executive team that's making the decisions that we'll be held responsible for, we -- I think we need to vet it completely.

Some of the documents that I have state that it was put out or these are just drafts, that it was -- that design build, is that what went on the street? But I understand from your presentation tonight we're being asked to choose from -- between the three items or the three types of ways that we can finance this deal.

And in your explanation, Mr. Bailey, can you tell me about how would the one cent sales tax -- how could it play into financing this project, number -- number one? And number two, it has been a long time since we saw these options. Are all three of these options taken into consideration with the fact that we now have Brightline coming straight down past this railroad. One of my concerns is the number of trains that are coming, the speed that they're coming and the fact that they would affect and shake the foundation. The regular train we have already shake the foundation of this building. And I'm concerned about the investment of that amount of money and what effects it could have on -- on our investment.

DIRECTOR OF PUBLIC WORKS BAILEY: I'll start with your second question first since it was fresher. You could imagine that California, the state, has excessive seismic activity. They have consistently figured out how to design buildings to withstand shaking and rumbling and seismic activity.

The passing of the train would mimic ground shaking, and we all know from being here that the ground will carry vibration as the train passes. That is just a design element that could be taken care of by the structural engineer. Again, this has been solved in many different ways all up and down the West Coast of the United States. So a lot of those techniques will be taken into account when the design is done. So I don't believe that there will be any real long-term detriment potentially by the train. It's a known quantity and there are plenty of engineers' methods to mitigate anything that -- like that in the design. To your first question -- and I lost it. What was your first question?

CITY MANAGER HOSKINS: The one cent sales tax.

DIRECTOR OF PUBLIC WORKS BAILEY: Oh.

CITY MANAGER HOSKINS: And you could let Mr. Sherman answer that when we get to him later on or --

DIRECTOR OF PUBLIC WORKS BAILEY: Well, no. As I mentioned, the goal is to make this cost neutral if possible through the public/private partnership and the revenue generated on that side.

COUNCILPERSON HUBBARD: Revenue generated is what I want to -- what I want to hear if we can, and you know, secondly cost neutral.

MAYOR MASTERS: Madam Chair?

DIRECTOR OF PUBLIC WORKS BAILEY: So how much, if that's your question, it -- it's unknowable at this point. We haven't talked about what we're going to put in this bucket to weigh down the scale on this side. So we would first have to clearly define what it is we want on the north side, how -- how many apartments, how many square feet of restaurant and retail, how many square feet of office. And those turn into revenue per square foot just like any other building or development. And that will be used to offset the weight of constructing the public facilities. So at this time it - it's very difficult to project because we don't know how much we're going to build on the private side.

COUNCILPERSON HUBBARD: Madam -- Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead. (Unintelligible).

COUNCILPERSON HUBBARD: With the one cent sales tax and if we were able to contribute to this deal, having the one cent sales tax, are we going to receive enough that would allow us to have more of an equity participation in the deal, and in turn do you feel we will be able to generate any revenue from that standpoint? I understand that if we use a partnership where someone comes in and finance the deal and we're leasing them land and they're -- and -- and they're making all the money. But I'm saying if we contribute something to the deal from our one cent sales tax, would that put us then in a position to be a revenue generating -- and put us in the position of a -- a revenue-generating mechanism?

DIRECTOR OF PUBLIC WORKS BAILEY: So I believe to answer your question specifically, you're speaking more of either the design build or the design-bid-build model where we would come up with all the capital to construct whatever we choose to on the north and the south side. Then we would need to go to market for somebody to operate the private facilities so that they manage getting tenants, collecting rent, and then those rents would then be turned over to the City to offset any capital we use to build all of this facilities.

COUNCILPERSON HUBBARD: Mr. Bailey.

DIRECTOR OF PUBLIC WORKS BAILEY: That's an option but not one -- but it's inside the existing model of the design-bid-build.

COUNCILPERSON HUBBARD: If we -- if we -- we're going to put a pin in that word "existing model" in a second. The -- what I -- what I want to explain to you, even if we use a -- a 3-P model and we -- it's public/private partnership, with the -- as the public, if we infuse cash into the deal, I'm just trying to see how do we push ourself in a position to be revenue generating.

DIRECTOR OF PUBLIC WORKS BAILEY: Anything is possible. But understand, if you take -- I'll pick a number. I believe our half-cent tax is to the tune of \$20 million. If you were to put that 20 million on the table and put it into the deal, then all you've done is take away from the scale on our side. Yes, there's the potential for revenue to come in, but the question you have to ask is if I simply took that \$20 million and did an investment -- and I'll just be general -- would I make more money on an investment on my 20 million somewhere else or will I get a greater rate of return inside of this deal?

And again, at this point that is not knowable because there are too many variables. But I do understand the goal is always to generate revenue. But considering the hundred and -- hundred to 150 million in development costs for the elements that we want, I don't know if contributing the City's capital upfront is going to tilt that scale in -- in enough of a way to make it cost effective for us.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Oh, I thought I was next?

COUNCILPERSON HUBBARD: If --

CHAIRPERSON MILLER-ANDERSON: Go ahead and then the Mayor.

COUNCILPERSON PARDO: Thank you. So I think the discussion is great. There's a couple of things that we really need to take into consideration. So the first thing is, if you look at the CRA master plan, we have the Tri-rail station going over to 13th Street. So the City's going to have to decide, do we want the Tri-rail station on Blue Heron or, you know, Blue Heron and President Barak Obama Boulevard, or do we want it over on 13th Street in the CRA area?

The other thing we really need to discuss is the water treatment plant. So you know, we're trying hard to get, you know -- four of us were up in Tallahassee the other -- two weeks ago lobbying for money, once again, for that water treatment plant. And we all know that plant needs to be reconstructed. So I think that needs to be part of the conversation, also.

And do we want to keep that water treatment plant right next to the railroad tracks? You know, now we're going to have 38 additional trains running per day, going through the city probably at 140 miles an hour. Right? So we have to take the safety, not only, you know -- the safety of our citizens, but the safety of the men and women working in the water treatment plant. God forbid one of those trains went off the track. It could decimate a quarter of the city. So I -- you know, I think that needs to be part of the conversation, also.

And if there was an appetite to possibly move the water treatment plant somewhere else -- and that's going to be another conversation -- but that is something, you know -- then you have additional area to put into this public/private partnership. And if we do put the Tri-rail station over, you know, this this complex, which, you know, thinking about it would probably make more sense if we're going to have a residential component to this. Then -- and I think the residential component then makes the entire -- you know, this entire project much more attractive, because now you can have people who are working, you know -- say they work down in Fort Lauderdale.

They can hop on Brightline and -- you know what I mean? And they can still live up here. It's more affordable to live up here and the amenities are better than other places. But -- so the Tri-rail, we really need to discuss where we're going to put the Tri-rail and then, you know, what we're going to do with that water treatment plant.

And then the other thing, just keep in mind there are a lot of cities in Florida that are doing this right now. Coral Springs, I believe they are close to being complete on their City Hall complex which includes retail and everything like that. Pembroke Pines just did it. I think Miami Gardens just did it. You know, so these public/private partnerships are becoming more much --

DIRECTOR OF PUBLIC WORKS BAILEY: Prolific.

COUNCILPERSON PARDO: Exactly. Not just here. Throughout the -- throughout the country.

DIRECTOR OF PUBLIC WORKS BAILEY: So as you can see I went ahead and you've asked -- we anticipated your questions, and you can see question number 4 which we ended up skipping question 3 is what all do you want to put on this side of the scale.

Obviously we have the administrative functions of City Hall. The Utility District. Police, fire, library and the recreational component. That Utility District will obviously need a clear definition. The Utility District currently is in need of new administrative space. Offices and training and things of that nature. It will -- we will need to have a much more substantive conversation to address your concerns.

But that also leads us into directly element number 3, Public Works. Right now the Public Works is operating at the 13th Street site and part of this conversation today is a matter of do we -- and by "we" I mean you as our elected officials -- want to build the new public works at the Avenue L site -- it's a 30 plus thousand square foot building

with construction costs going up. We're anticipating 6 to \$8 million in the way of construction. Again, unfortunately, prices are going up very quickly so it's hard to project exactly 'cause we don't know when we would build it. Or leave Public Works where it is.

Right now I believe we're about just over \$7 million into that site. It would need a little bit more money for things we weren't going to do because we were only going to be there for a short period. So really we're talking about the same 7 to \$8 million. Seven -- low \$7 million. A known fixed quantity and unknown that could have a -- potential unknowns in way of the construction activity, as well as I believe there's only \$5 million currently budgeted for that project.

So it may need some more capital funds in order to bring it all the way to fruition. So that number 3 item that we were going to get to is the feeling from the council on the appetite to leave Public Works where it is at 13th Street or move it back to the Avenue L site. To your point, and I'll close with this. If the decision is made to leave it at 13th Street, you now have a five-acre piece of property at Avenue L which is a full block away from the railroad tracks for public use. If you were contemplating putting the water treatment plant there so you can leave the existing one in operations and build a new one over time and do a switchover, that is an engineering analysis that could be done as if that is a potentiality that we could look into.

COUNCILPERSON PARDO: Right. But if you look at the parcel over on 15th Street, I would think that that parcel is worth more than the Public Works facility that we have just a block away. Right? So warehouse space in the city is at a premium right now.

MAYOR MASTERS: Yeah.

COUNCILPERSON PARDO: There's -- there's very little warehouse space around. And the property values all through the warehouse district continue to rise. So, yeah -- so if council decided to move ahead like we were, rebuilding over here on Avenue L -- right? -- then we have -- then we free up 15th Street. And I -- when did we do the last appraisal? A year ago? Eighteen months ago? And it came in fairly high. So the -- you know, the values continues to rise back there. So that is additional funds if we did move forward. Like I believe something just recently came to us, right? To allow Song to go and -- and update the plans, the original plans?

DIRECTOR OF PUBLIC WORKS BAILEY: We -- we had initially looked at that, but with this looming out there we pulled that down and it has not been authorized for Song to begin the design.

COUNCILPERSON PARDO: Okay. Fine. But you know what? That's not up to you. That's up to this council. Because I thought the council gave direction to staff that we were going to rebuild Public Works. The Public Works --

CITY MANAGER HOSKINS: Madam Chair?

COUNCILPERSON DAVIS: Made a decision.

CHAIRPERSON MILLER-ANDERSON: Hold on one minute.

COUNCILPERSON PARDO: All right. Wait. I'm not done. So -- I'm sorry.

CITY MANAGER HOSKINS: I just wanted --

COUNCILPERSON PARDO: Yeah.

CHAIRPERSON MILLER-ANDERSON: Hold on. Are you --

CITY MANAGER HOSKINS: That item was on the agenda.

COUNCILPERSON PARDO: I'm not done. Right.

CITY MANAGER HOSKINS: But due to -- we had to stop the agenda on the January 17th meeting so it was -- it was deleted from the agenda, pulled from the agenda.

COUNCILPERSON PARDO: So again, it's a decision that the council's going to make. But anyway, that's just additional money that will be coming -- you know, money that we can use for the project.

DIRECTOR OF PUBLIC WORKS BAILEY: Mr. Little has indicated the last appraisal was in April of 2017.

COUNCILPERSON PARDO: 10.4?

DIRECTOR OF PUBLIC WORKS BAILEY: 10.4.

COUNCILPERSON PARDO: Okay. Almost a year ago. Okay. All right. So anyway, so that's all I have. You know, we need to, again, think about Tri-rail and you need to think about that water treatment plant.

CHAIRPERSON MILLER-ANDERSON: Mayor?

MAYOR MASTERS: Yes, thank you, Madam Chair. A couple of questions. Well, maybe three or four. You've referred to -- I want to go back to what Councilwoman Tonya Davis Johnson said 'cause I -- I remember those conversations, as well. I thought there was a consensus of different parts being on the north or the south side. And you said the executive -- you referred to the executive team that was involved in bringing something kind of different to us tonight. You did say that.

DIRECTOR OF PUBLIC WORKS BAILEY: Yes, sir.

MAYOR MASTERS: How many members on that executive team?

DIRECTOR OF PUBLIC WORKS BAILEY: There's not exactly a definition for who is and isn't on the executive team. It's more of a generalization.

MAYOR MASTERS: But you used the term.

DIRECTOR OF PUBLIC WORKS BAILEY: Yes, sir.

MAYOR MASTERS: How many members are on that team? You -- is it two, three, four, five? Do you know?

DIRECTOR OF PUBLIC WORKS BAILEY: No, sir, I don't know.

MAYOR MASTERS: Are you on the executive team?

DIRECTOR OF PUBLIC WORKS BAILEY: Sir, I would have to ask the city manager that question.

MAYOR MASTERS: Okay. I'll leave it at that. Okay. The -- are we trying to develop a plan similar to CityPlace right here in this area? You mentioned CityPlace.

DIRECTOR OF PUBLIC WORKS BAILEY: I use that as a good reference to where you have a central open courtyard with multi-use development around it. Obviously you have retail on the first floor. CityPlace is a good reference that people know when they have a picture in their mind of the type of development we would be talking about.

MAYOR MASTERS: And they also know that there's always a concern with transportation. Has there been any impact studies or transportation studies as relates to the plan that you are presenting tonight?

DIRECTOR OF PUBLIC WORKS BAILEY: No. The project has not moved that far into the development.

MAYOR MASTERS: Okay. Also you mentioned California, which -- which I'm glad you did 'cause I'm there -- I'm from, as you know, California and I've seen a lot of this happening in Los Angeles and Pasadena. Let me ask you this. Has there been any research or studies that have been done as Councilwoman Pardo has mentioned some of the city -- some of the other cities like Pembroke Pines and other cities that have tried this. Have you looked at any of those cities in Florida that have developed with this type of -- with these concepts?

DIRECTOR OF PUBLIC WORKS BAILEY: You -- you mean concepts in the way of the development type or how we're going to deliver the projects?

MAYOR MASTERS: Oh, either one.

DIRECTOR OF PUBLIC WORKS BAILEY: The -- the A, B, C or the design build or design --

MAYOR MASTERS: Either one. Take either one you want to.

DIRECTOR OF PUBLIC WORKS BAILEY: The architect provided these renderings with the different uses. These are relatively standard on the private side. These are relatively standard uses in the way of commercial, retail, residential in a configuration similar to this. It is -- it is pretty normal ala CityPlace, Atlantic Avenue, the Mizner Amphitheater style development.

This is the development types that attract people for entertainment, for multi-purpose use and to generate the kind of foot traffic needed to support retail developments in the way of shops and sales and things of that nature. So this is a pretty standard development pattern for what we're trying to achieve here.

MAYOR MASTERS: Have you looked at any other cities that have used these plans?

DIRECTOR OF PUBLIC WORKS BAILEY: Well, no. These plans are not reused somewhere else. These are original.

MAYOR MASTERS: These to be pretty much standard? Okay. My question is do some of the similar cities that have been named tonight, has anyone from your executive team looked to see how successful they are?

DIRECTOR OF PUBLIC WORKS BAILEY: No, not specifically.

MAYOR MASTERS: Thank you.

COUNCILPERSON DAVIS: Madam Chair?

MAYOR MASTERS: I'm not through, Mr. Davis. Thank you.

COUNCILPERSON DAVIS: You said thank you. I wasn't sure.

MAYOR MASTERS: No. I -- thank you for answering. The other thing is public/private definitely seems to be some of the best practices as I've seen. Tell me in concept how the public/private entity would be different from what we have at the Marina and what we're trying develop at the Marina. Is that -- do -- is that not somewhat public/private, as well, or the Ocean Mall, other than the residential or the commercial? I mean, we -- we're trying to develop -- or are you familiar with that plan?

DIRECTOR OF PUBLIC WORKS BAILEY: I don't know that I'm familiar enough -- familiar enough with the details of how those projects were delivered. It's my understanding that Catalfumo built the Ocean Mall, but I -- I'm not familiar with the actual delivery mechanism.

I know we contributed funds, but there's a lot of moving parts that may or may not be exactly how public/partnership works. Similarly, currently the City built most of the improvements at the Marina, and I know it's going for -- my understanding, it's

going out for a concept right now. I don't -- I personally don't know how defined that delivery model is, as well. So it's in process, from my understanding.

COUNCILPERSON PARDO: We did it at the Ocean Mall, also.

CHAIRPERSON MILLER-ANDERSON: Excuse me.

MAYOR MASTERS: Yes. Also the -- my personal opinion is this. Because of the -- the different ideas and plans, because some of this is somewhat new and there really hasn't been a lot of study. I mean, I haven't seen a lot of it. I would -- would rather wait to have a workshop on it. I just don't see how we can be expected to, you know, wrap our -- well, my head -- maybe the others can -- around what is being presented without a workshop, a further study to look at them individually, the pros and cons. That's just me and that's my statement. Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: All right. Miss Hubbard and then Mr. Davis.

COUNCILPERSON HUBBARD: I want you -- you mentioned as it's being presented now with the -- to the design build, this RFP is -- if it's already on the street, what is it out there as? Which one of the three items that you -- would you say that it's out there as far as type?

DIRECTOR OF PUBLIC WORKS BAILEY: Well, right now there is no RFP on the street for this project.

COUNCILPERSON HUBBARD: For the library?

DIRECTOR OF PUBLIC WORKS BAILEY: For this development which is everything you sort of see in the graphic. And -- and if you look, all the things that are listed under number 1, there is no RFP on the street right now for a full development of the City Hall complex.

COUNCILPERSON HUBBARD: Not for a -- so are we -- are you stating that we will be breaking it up into part or what? Are you going to go back and pull out the library and we're going to discuss that separately?

DIRECTOR OF PUBLIC WORKS BAILEY: We hadn't intended --

COUNCILPERSON HUBBARD: (Unintelligible).

DIRECTOR OF PUBLIC WORKS BAILEY: -- on discussing it separately from the entire City Hall complex in this discussion.

COUNCILPERSON HUBBARD: But with -- okay. Well, let me try it again, then. If you are not going to pull the library out and discuss it separately, answer me this question. Is there an RFP on the street that speaks specifically to the library now?

DIRECTOR OF PUBLIC WORKS BAILEY: (No audible response).

COUNCILPERSON HUBBARD: No?

CHAIRPERSON MILLER-ANDERSON: Hold on.

CHAIR PRO TEM DAVIS JOHNSON: There's a -- Madam Chair?

CHAIRPERSON MILLER-ANDERSON: On --

CHAIR PRO TEM DAVIS JOHNSON: There's a cancellation on the website but there's no date associated with that cancellation.

CHAIRPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM DAVIS JOHNSON: So it's not clear and we still have the active dates.

INTERIM DIRECTOR OF PROCURMENT LITTLE: The cancellation date was -- when did we do this? I believe Monday. Correct?

COUNCILPERSON HUBBARD: Okay. So I'm not completely crazy.

CHAIRPERSON MILLER-ANDERSON: No.

COUNCILPERSON HUBBARD: It -- so there was. And on Monday it was canceled?

INTERIM DIRECTOR OF PROCURMENT LITTLE: Yes.

COUNCILPERSON HUBBARD: So the idea that was put on that was, if I'm correct, your design -- the finance design-build method.

INTERIM DIRECTOR OF PROCURMENT LITTLE: Correct.

COUNCILPERSON HUBBARD: So we're -- so we have an opportunity -- this gives us an opportunity now that that's been canceled to pull it back, and we're trying to look at it in a total package as opposed to putting out just the library as it was put out before.

INTERIM DIRECTOR OF PROCURMENT LITTLE: As it was put out before. But again, it's at the consent of the council as how you would like for it to go out.

COUNCILPERSON HUBBARD: And there's an opportunity to break it up as a -- it's an opportunity to put it out. Now, there's two things I'd like to say -- go on record as saying. I, too, would like to flush it out just a little bit more in -- in what I have and - and -- and what I know so far, the public/private partnership is a good mechanism that a lot of people are using to -- to develop municipality -- municipal complexes and

government buildings. But I don't care what we do, how we do it, which of the methods that we use.

At the end of the day we have to walk away with something other than a pretty building. That's why it's important that we talk about revenue generating. Be it business opportunities, equity participation, and of course we know that we intend to get jobs for local people here. So I don't like it when people put that on the table because that -- we're supposed to come to the table with that as a given. But however we construct this and however we do this -- and that's why I'm not ready to just floor into it because whatever document we put on the street is going to have to say from page -- from the front first page to the last page that we are here about creating equity opportunities for local -- for -- for local people.

DIRECTOR OF PUBLIC WORKS BAILEY: So if you would take your attention to the screen. I just selected option C as an example. You'll note in the corner there are 20 different buildings associated with this development.

COUNCILPERSON HUBBARD: Yes.

DIRECTOR OF PUBLIC WORKS BAILEY: So to your question of breaking it up, you would potentially enter into an agreement with one developer, partner for the public/private partnership. And as you develop the contract and the RFP solicitation, you would state emphatically your expectation of participation and all of those other elements, because some of these buildings are going to be large that may need a larger contractor that can bond bigger capacity.

Some of these buildings are going to be smaller to where you can have a different contractor with different lower-bonding capacity participate. So the model with having the large number of buildings -- and please keep in mind, obviously we can't evacuate this site. So the normal expected development model will be, they will build all the facilities south of Blue Heron.

We will move in, get settled, then they can come tear this down and build the north side and the development and it may -- they may choose, the -- the partner, to develop it over time, depending on where the market is. They may not want to build all the residential commercial on day one. They may choose, because of whatever market forces, to wait a year or two, none of which will particularly impact our ability to use our side of the lot.

So there is embedded in the public/private partnership model the opportunity to have multiple contractors, multiple tradesmen over long periods of time. This development may take anywhere from three years to five years, depending on how aggressive the partner is in getting the development done, to time the market, get the units rented and things of that nature. So building long-term opportunity, revenue generating, and have opportunities for local individuals to occupy the shops and the retail and have businesses that occupy the commercial spaces is already embedded in the model that we're bringing forward.

COUNCILPERSON HUBBARD: Thank you, sir.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis.

COUNCILPERSON DAVIS: Did -- did the Mayor leave again? Oh.

CHAIRPERSON MILLER-ANDERSON: I'm not sure.

COUNCILPERSON DAVIS: Mayor, you coming back up? No, I was just wondering --

CHAIRPERSON MILLER-ANDERSON: Go ahead, Mr. Davis.

COUNCILPERSON DAVIS: -- 'cause I wanted to -- please, I'm trying to respond to his question that he had.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: So this is very important that he's here.

CHAIRPERSON MILLER-ANDERSON: Okay. Do you want to hold it in till he comes back or you --

COUNCILPERSON DAVIS: I was going to see did he -- if he leave I'll just move forward. So if he -- if he's there I'll wait. That's why I was asking that question.

CHAIRPERSON MILLER-ANDERSON: All right.

COUNCILPERSON DAVIS: So let's talk about it. November 2016 at the time of the leadership as the chair of the board, I went to two P-3 conferences. With those --

CHAIRPERSON MILLER-ANDERSON: Well, keep --

COUNCILPERSON DAVIS: Hold on.

CHAIRPERSON MILLER-ANDERSON: You've gotta keep your voices down in the audience, please. Go ahead.

COUNCILPERSON DAVIS: I went to two P-3 conference prior to November. I invited ULI to the City for us as a board to talk about a vision. Most of us as we can see sat through the entirety [sic] of all those meetings to talk about where we were going. Mr. Bailey, I'm pretty sure you're my witness under the chairmanship. We talked about scheduling a meeting to get a bus to take this council and some members of the community down to Miami, Miami Gardens and other cities to see what P-3 deals look like so we can have members of the community, members of the council to get some really vision to see what's going on in other cities.

DIRECTOR OF PUBLIC WORKS BAILEY: You had indicated you wanted to go to Delray.

COUNCILPERSON DAVIS: Yeah.

DIRECTOR OF PUBLIC WORKS BAILEY: Talk to their CRA, look at the redevelopment that's popping in Delray.

COUNCILPERSON DAVIS: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: You wanted to go to Winwood, which is a -- a largely warehouse -- ex-warehouse district that got revitalized through some very creative methods and the different uses that they were able to create in their warehouse. They've got an art school down there. They've got a lot -- and they don't have parking for anything. I mean, you're --

COUNCILPERSON DAVIS: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: I've been there and you're putting your car wherever you can find it. And they still have a metered system to park in grass behind a warehouse.

COUNCILPERSON DAVIS: Exactly. And so at that time I was trying my best to -- you know, to really move this city in the right direction to get a sense of cooperation from the board and the community. Because it's moments like this where people look -- well, the Mayor is looking like, Wow, where did this come from? But we sat in a meeting in June and July in a workshop as a council and I know I wasn't the only person in that meeting when the previous city manager sat there and made this decision. This isn't the first time we saw this presentation. And then move forward --

CHAIRPERSON MILLER-ANDERSON: No, I don't remember that.

COUNCILPERSON DAVIS: -- and -- well, once again, people have -- listen, I'm not here -- I'm going to be as professional as possible. But like I say, do not waste the taxpayers' times, do not waste the money of staff, do not waste our time as a board. We sat through June 24th, June 28th, meetings in July, August, all these meetings went on and on and on and on for us to make a decision. This is not the first time, people, that this -- this -- this came up before us. This decision was made then. No one wanted to raise a question until now, you know. All I wanted Mr. Bailey is just -- just say who was the executive leader at the time?

CHAIRPERSON MILLER-ANDERSON: He didn't have an answer so, Mr. Davis --

COUNCILPERSON DAVIS: Hold on. Hold on. Hold -- no, no. No. No. No. I have the microphone.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis. Hold on one second.

CHAIR PRO TEM DAVIS JOHNSON: Point of order.

COUNCILPERSON DAVIS: No. No.

CHAIR PRO TEM DAVIS JOHNSON: Point of order, you two. Point of order.

COUNCILPERSON DAVIS: No, no. Here's the fact. Here's the fact.

CHAIR PRO TEM DAVIS JOHNSON: Point of order.

COUNCILPERSON DAVIS: Thank you, Miss Davis Johnson, Vice Chair. I really appreciate it. Every time we get to a point of having a conversation of things to impact this entire community, we have made these decisions, and when it comes to a political season we don't want to make that tough decision. The tough decision is -- it shouldn't be tough; it's telling the truth.

The truth is we've had this meeting already. And we sat down as a board, as a community right over -- matter of fact, there's members of the community I can see that's in our audience was at those meetings and those workshops and complained because they really couldn't speak because it was just a workshop.

We had a tour set up. It never made it to the council. This came before the council. We never made a decision on it. Staff was doing what they wanted to do once again. All I'm stating is, it started in November 2016. It is January 2000 -- February 2018. We must stop playing around, put our foot down and support and give staff direction and work with them to move forward. But don't play around when people starting embarrassing you when they made decisions and you supported them.

Listen. That's cool. You supported an individual. But when he wrong, he's wrong. And all this people in this city is going to suffer because we don't want to say that we were wrong. He was wrong. He did what he wanted to do and now you're sitting here like, What happened? Well, this is what happened. This is what needs to happen. We need to say -- this board schedule another meeting to make sure that we come out with some fine-tooth things on what that P-3's going to look like. We need to make sure that we follow through on the bus tour that was set up, invite residents from the community on that bus tour that Mr. Bailey was working on. But it was stopped by the previous leadership. Yes, it was stopped. And so that --

CHAIR PRO TEM DAVIS JOHNSON: Point of order, Mr. Davis.

COUNCILPERSON DAVIS: -- so -- no, there's no point of order on telling the truth.

CHAIR PRO TEM DAVIS JOHNSON: There is a point of order. And the point of order is simply this. We were here -- we were here to discuss -- and I understand your position. However, we are here to discuss and make a decision as to whether or not we are going to provide some information as it relates to this particular project.

COUNCILPERSON DAVIS: Uh-huh.

CHAIR PRO TEM DAVIS JOHNSON: But I don't think that it's productive for us to rehash what we believe has happened. Because it's counterproductive to what we're trying to do here.

COUNCILPERSON DAVIS: Here's -- listen, I --

CHAIR PRO TEM DAVIS JOHNSON: That's my point of order.

COUNCILPERSON DAVIS: -- and I support that. It is counterproductive. But we can't act like like things didn't happen.

CHAIR PRO TEM DAVIS JOHNSON: I'm not suggesting that, Mr. Davis.

COUNCILPERSON DAVIS: So please listen. Let me tell you something. I got a lot of respect for you as my -- as our vice chair in this and a professional. But here's where we are. I'm not fixing to be down that road. Because we didn't make decisions two years ago, we're still talking about not wanting to deal with the truth. So are we prepared tonight to make a decision just like you stated -- and I support that. We need to have that tour that was scheduled. There was a lot of time put into what we had envisioned for this community to support and be a part of.

CHAIRPERSON MILLER-ANDERSON: Okay. Mr. --

COUNCILPERSON DAVIS: And we sat -- no, hold on.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis, please make your point so that we can find --

COUNCILPERSON DAVIS: We sat down -- no. No. No.

CHAIRPERSON MILLER-ANDERSON: -- we're going to go to Public Comment.

COUNCILPERSON DAVIS: Miss -- Madam Chair, please. Please let me speak.

CHAIRPERSON MILLER-ANDERSON: Make the point, please.

COUNCILPERSON DAVIS: I'll -- Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Just make the point.

COUNCILPERSON DAVIS: Please have respect and allow me to speak.

CHAIRPERSON MILLER-ANDERSON: But you're just going off on a tangent.

COUNCILPERSON DAVIS: No, I'm not going off -- hold on. I'm not -- first of all --

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: Do we need to have a recess because I don't appreciate being -- talking about a tangent when we put countless hours and staff and we set up a tour for this board to go on. Had that happened --

CHAIRPERSON MILLER-ANDERSON: We don't need a -- we can go ahead. We don't need a recess.

COUNCILPERSON DAVIS: So we're going to address that. All I'm asking from this board -- there's no rambling going on -- is that this board, all five members agree to finally go and take members of the community on a tour to look at P-3 -- P-3 projects.

CHAIRPERSON MILLER-ANDERSON: Can I ask one question about what you're saying?

COUNCILPERSON DAVIS: Go ahead.

CHAIRPERSON MILLER-ANDERSON: Who stopped -- when -- so you said November 2000 -- I'm asking a question. November 2016 --

COUNCILPERSON DAVIS: Uh-huh.

CHAIRPERSON MILLER-ANDERSON: -- we had a tour that was scheduled?

COUNCILPERSON DAVIS: No, no. That's not what I said.

CHAIRPERSON MILLER-ANDERSON: We talked about having a tour?

COUNCILPERSON DAVIS: In 2000 -- November 2016 --

CHAIRPERSON MILLER-ANDERSON: Uh-huh.

COUNCILPERSON DAVIS: -- if this conversation started when I brought ULI out -- ULI out here to this board to talk about the facilities and how it's going to -- 'cause the Mayor was talking about a petition.

CHAIRPERSON MILLER-ANDERSON: Okay. Uh-huh.

COUNCILPERSON DAVIS: I said, "Let's get a professional to bring a recommendation."

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: That was the first meeting. Once we got around to the springtime, once the new city -- when they said -- there's members of this board said, Don't make no other decisions until the new city manager got here. So the --

CHAIRPERSON MILLER-ANDERSON: When was the tour set up is what I'm asking.

COUNCILPERSON DAVIS: It was for the summer. June and July.

CHAIRPERSON MILLER-ANDERSON: When did we talk about setting up the tour? You're saying November 2016?

COUNCILPERSON DAVIS: No. The -- that happened this summer. We were setting this up, like, in May, Mr. Bailey? When was that tour being scheduled?

CHAIRPERSON MILLER-ANDERSON: We had that conversation up here.

COUNCILPERSON DAVIS: Hold on. Hold on. Hold on. I'm --
I'm --

CHAIRPERSON MILLER-ANDERSON: The question I'm asking, is that the conversation we had up here about setting it up?

COUNCILPERSON DAVIS: Yes.

DIRECTOR OF PUBLIC WORKS BAILEY: Yes. In January --

CHAIRPERSON MILLER-ANDERSON: When was that?

DIRECTOR OF PUBLIC WORKS BAILEY: -- at the January council retreat.

COUNCILPERSON DAVIS: Please.

CHAIRPERSON MILLER-ANDERSON: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: When we presented the majority of this --

CHAIRPERSON MILLER-ANDERSON: Uh-huh.

DIRECTOR OF PUBLIC WORKS BAILEY: -- so in November of '16 ULI came in. Council made a resolution to move the library to the south side. January we provided the first update on concepts of how --

CHAIRPERSON MILLER-ANDERSON: Well, just give me the short version. What was the date that we -- we decided we were going to set this up?

DIRECTOR OF PUBLIC WORKS BAILEY: We -- council gave -- the council gave direction to provide four different master plan options and schedule the bus tour.

CHAIRPERSON MILLER-ANDERSON: And that was in January --

DIRECTOR OF PUBLIC WORKS BAILEY: That --

CHAIRPERSON MILLER-ANDERSON: -- 2017, you're saying?

DIRECTOR OF PUBLIC WORKS BAILEY: Yes.

COUNCILPERSON DAVIS: Yes.

CHAIRPERSON MILLER-ANDERSON: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: Then we went into the process to hire --

CHAIRPERSON MILLER-ANDERSON: Was it set up then?

COUNCILPERSON DAVIS: No.

DIRECTOR OF PUBLIC WORKS BAILEY: -- went into the process to hire a new city manager.

CHAIRPERSON MILLER-ANDERSON: Okay.

DIRECTOR OF PUBLIC WORKS BAILEY: There was a transition period. It was brought to the executive team that it was an outstanding issue and the -- as well as this. By June of '17 when you saw this presentation from BEA about the library, the tour sort of fell off the radar.

COUNCILPERSON DAVIS: Uh-huh.

CHAIRPERSON MILLER-ANDERSON: Okay. So go ahead. Are -- you're wrapping yours up?

COUNCILPERSON DAVIS: So --

CHAIRPERSON MILLER-ANDERSON: Go ahead. No, go ahead.

COUNCILPERSON DAVIS: Thank you, Mr. Bailey, because what Mr. Bailey just stated is totally accurate.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: So this happened in a public meeting. Yes, we put time into it. We agreed to do the tour. But the issue was -- and I'm going to move forward -- we need to schedule this tour and also have a bus for members of the public,

because when we stated this in this meeting and I took -- I take pride in my time I give the City.

When we stated this in this meeting, the most important thing we talked about was community input. And Mr. Bailey spent -- we spent countless hours trying to get this issue -- some tour dates set up 'cause we want to make this fun for the public. It's about time that we stopped playing around and get something done. All I'm asking tonight is that we all come up with whatever ideas we want, but this tour needs to happen because the public need to get a chance to experience what the 21st century has started 20 -- 10 -- 10, 15 years ago.

We're behind the eight-ball, but let's go see -- have a nice time. Let folks see what's going on in other cities. And then now when they come back we make a decision, they have a little more feeling of what is going on outside. That's all I'm asking.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: And we made this decision and we need to go ahead and -- and -- and just make sure we follow through.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: All right. I want to say something, please. You know, I -- I mean, that's all good and dandy of doing the tour, but what I do believe is we really need to talk about money. We need to talk about how we're going to talk about how we're going to get this done. We need to talk about whether or not we need to have an actual structure. Do we need to have a hybrid. Do we need to have -- think about more technology.

We need to think about whether or not -- we have a lot of issues that we need to address. We have infrastructure. We have a number of things to -- to talk about. However, you know, the library is very important. And I -- I understand that our community should be built around a library.

But there's a lot of things that we have not -- and it -- and I'm trying to figure out why has it not come through because it -- it was not stopped on my end. I hope that's not the implication that is trying to be made, because that has never been the case. But what I will say is that we have not as a board quite figured out how we're going to be able to pay for the building as well as the things that need to go in the building.

As someone stated up here, it's nice to have a -- a pretty building, but you have to have the things to go inside of it. And -- and with us having to replace all of our infrastructure, we have building -- facilities that need to be done, it -- we really need to talk about what is really making sense here.

And so, you know -- and I just -- I don't understand why we keep putting on these theatrics up here and out there at the podium. You're -- we wanted to move on

so why won't we move on. We're putting things where -- I don't -- Miss Hoskins, I -- I know you wanted this to come on to the agenda. That's the reason for this. I didn't request this.

CITY MANAGER HOSKINS: Uh-huh.

CHAIRPERSON MILLER-ANDERSON: So who called the special meeting? Who -- who wanted this item on here tonight?

CITY MANAGER HOSKINS: When we had the January 17th meeting and we had the Song agenda item on there for Public Works, to finish the design for Public Works, Councilman -- not January 17th. Or January 3rd meeting, Councilman Davis pulled the item and said that he would like to have a workshop on city facilities, and, you know, we still had the library that's outstanding that we have a construction grant for 500,000.

No, we're not letting that drive us, but we still need to make a decision on what we're going to do with that. As it relates to the sales surtax, you still haven't made a decision how you want to use those funds.

CHAIRPERSON MILLER-ANDERSON: Right. Right.

CITY MANAGER HOSKINS: You're going to get \$20 million over 10 years.

CHAIRPERSON MILLER-ANDERSON: Right.

CITY MANAGER HOSKINS: And we still haven't made a decision. Fire station number 2.

CHAIR PRO TEM DAVIS JOHNSON: Exactly.

CITY MANAGER HOSKINS: As you stated to me yesterday, the roof fell in.

CHAIRPERSON MILLER-ANDERSON: Right.

CITY MANAGER HOSKINS: We need to replace that. We have 100,000 in the current year budget in the capital plan to do the design but we need to move forward. Fire station number 3. That's a --

CHAIRPERSON MILLER-ANDERSON: Right.

CITY MANAGER HOSKINS: -- 50-something year-old building.

CHAIRPERSON MILLER-ANDERSON: So I -- I ask -- I said that to say this. I know we're spending a lot of time on just this issue here.

CITY MANAGER HOSKINS: Well, we -- we --

CHAIRPERSON MILLER-ANDERSON: But we have a -- a lot of them that we need to really think about, too, before we can --

CITY MANAGER HOSKINS: Yeah.

CHAIRPERSON MILLER-ANDERSON: -- even give answers to some of this stuff. The Mayor did make a point that we need to have a workshop to -- to kind of go over what -- and I think it's important that we include the public to have different community meetings upfront, you know, so that we're able to get their input and not on the back end.

CITY MANAGER HOSKINS: And we're just trying to get direction from you. There are about 10 other slides where we talked about the different building facilities on, you know, what do you want to include in all of this. Do we -- like Mr. Bailey spoke about before, do we want to include the Utility District, take it out or administration, police, fire. What do you -- how do we move forward? Do we just let it sit or you want to just stay in these buildings? Give us some direction, please.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Hold on one second. I do -- I do want -- let me finish my point and then I do want to let Public Comment come and then we'll --

CITY MANAGER HOSKINS: And one -- okay.

CHAIR PRO TEM DAVIS JOHNSON: It was a motion.

CHAIRPERSON MILLER-ANDERSON: 'Cause usually -- you want to make a motion? Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: I'd like to make a motion.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: I would like to move that we schedule a workshop to discuss this -- to discuss this matter before trying to come to a consensus on which option to select, because my question was very pointed.

I asked what -- what was the estimated cost and what -- what was the anticipated capital outlay that -- where the dollars were coming from. We are -- the city manager is correct. We need to discuss, but let me get back to my motion and then we can continue. But I would like to make a motion that we schedule a workshop, and let's look at a couple of dates in the next couple of months to discuss our vision for this particular building and build-out. And that's -- that's -- that's the motion, to put this in a workshop capacity first.

COUNCILPERSON PARDO: Second.

COUNCILPERSON HUBBARD: Second.

CHAIRPERSON MILLER-ANDERSON: For all -- all of those -- all of the different ones or just --

CHAIR PRO TEM DAVIS JOHNSON: Well, I --

CHAIRPERSON MILLER-ANDERSON: -- the whole thing?

CHAIR PRO TEM DAVIS JOHNSON: -- this was put to us as a library. The way that I initially saw it it was a discussion on library. But we have morphed that and put in the additional buildings. So if that's how we're going to handle it, I do believe that we need to prioritize where we need to spend our dollars.

CHAIRPERSON MILLER-ANDERSON: Right.

CHAIR PRO TEM DAVIS JOHNSON: But as far as this grant and the total moving of properties from north to south, that needs to be workshopped.

CHAIRPERSON MILLER-ANDERSON: Okay. So does that motion stand?

COUNCILPERSON PARDO: Yes.

COUNCILPERSON HUBBARD: I seconded. Yes.

CHAIRPERSON MILLER-ANDERSON: Okay. Madam Clerk, you have the motion?

CITY CLERK ANTHONY: (No audible response).

CHAIRPERSON MILLER-ANDERSON: Yeah?

CITY CLERK ANTHONY: Councilperson -- Councilperson Davis?

COUNCILPERSON DAVIS: (No audible response).

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Davis out.

CITY MANAGER HOSKINS: And Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY MANAGER HOSKINS: That's -- Mr. Sherman is prepared to do a financial report to show you the funding scenarios, the cash on hand.

CHAIRPERSON MILLER-ANDERSON: Uh-huh.

CITY MANAGER HOSKINS: We do have a separate presentation for that. So -- but we can move it to the workshop if you would like.

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

MCOUNCILPERSON HUBBARD: Might as well.

CHAIRPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM DAVIS JOHNSON: Do we have any information as it relates to the sense of urgency for fire station 2 and 3? Can Mr. Sherman share with us the funding sources or what's available to take care of that and how quickly can we take care of that?

CITY MANAGER HOSKINS: Yes. We --

COUNCILPERSON PARDO: The one cent sales tax (unintelligible).

CITY MANAGER HOSKINS: Right.

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY MANAGER HOSKINS: Right. So we -- Mr. Sherman and our fire chief.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: Okay. I'm not sure how far -- close I have to be to this thing. Randy Sherman, Director of Finance and Administration -- Administrative Services.

CHAIRPERSON MILLER-ANDERSON: Hello.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: Both station 2 and station 3 --

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: -
- are in your five-year CIP.

CHAIR PRO TEM DAVIS JOHNSON: Yes, it is.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
And they are both funded in the plan as it stands right now. You know, as we projected out -- remember, we did a five-year projection on the operating budgets?

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
That includes putting money, pay-as-you-go capital into that CIP. So when you adopted the five-year -- five-year CIP plan this year, all those projects are already accounted for and are already funded. Now, if we go back -- and I think Mr. Bailey said that, you know, maybe the 5 million we put in for the Public Works facility is -- isn't enough, we'll have to come back every year. Again, you adopt another five-year plan. But stations 2 and 3, assuming that what we put in is sufficient, are already funded.

CITY MANAGER HOSKINS: And that's in -- for fiscal year '19, not current year.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
Right.

CITY MANAGER HOSKINS: This year we have just the design.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
The plan for -- and I'm sorry. I'm sorry, Madam Manager. The plan was do the design this year, build next year.

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
Station 3, we do the design next year and then build that one the following year. So design then build, design and build.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair? With that being said, the roof repair that needs to happen immediately, there are dollars available to take care of that immediate need?

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
There's --

CHAIR PRO TEM DAVIS JOHNSON: Would we have to look at the dollars that are put forth in design in order to take care of these issues?

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
Yeah. You -- you could -- you could take part of the money that we have for the

construction portion, 'cause you already have a design going on. You could take some of that money and then when we do the next five-year, if we have a funding gap, we'll just have to fill that gap. Again, there's dollars there that could be used to -- to fix that roof. Yes.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair, I'd like to direct staff to identify the funding. We need to identify the cost to replace the roof and the other issue that is going on in station 3. We need to direct staff to identify the funds to immediately take care of that, because these are our first responders. We're talking about a roof caving in.

You could have issues of mold and the -- the like so let's do that now. Staff needs to identify it. I understand that the building will eventually be replaced, but until such time we either have to make a decision to shut it down and put them somewhere else or we make the repair.

CHAIRPERSON MILLER-ANDERSON: Miss Hoskins?

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Hold on one second. Miss Hoskins should have some information on that 'cause I did speak with her about that a couple of days ago.

CITY MANAGER HOSKINS: Yes. And I'll call the fire chief up. As of yesterday --

FIRE CHIEF DUREN: Yes, ma'am, Reginald Duren, Fire Chief.

CHAIRPERSON MILLER-ANDERSON: Good evening.

CHAIR PRO TEM DAVIS JOHNSON: Good evening.

FIRE CHIEF DUREN: Just to lend further clarity to the situation of fire station 2, yes, indeed, a portion of the ceiling did fall through as a result of a roof leak. We've repaired that roof leak; however, it has made us take further attention into the integrity of the entire roof and to make sure that we're not going to have any further issues in regard to that. So we're still evaluating and still performing studies. But currently we believe the ceiling is stable but we're still continuing to evaluate.

CHAIR PRO TEM DAVIS JOHNSON: When's the expectation that the evaluation will be complete so that we'll know which direction we need to go?

FIRE CHIEF DUREN: I believe in the next two weeks we should have enough answers to determine just how much damage there is structurally, and if we need to go any further. Keep in mind that we did have a study done approximately two years ago, probably a little less than that. And at that time they stated that the roof -- roof's

integrity was intact and stable. However, I understand the concerns. You know, this is one thing we didn't expect, a portion of the ceiling to fall in.

CHAIR PRO TEM DAVIS JOHNSON: Uh-huh.

FIRE CHIEF DUREN: We have had excessive damage. But we're also making some progress, and we're going to evaluate and continue to make sure that the firefighters are safe. But just as in anyone's environment when your ceiling falls in you have some concerns. So we are taking all appropriate actions.

CHAIR PRO TEM DAVIS JOHNSON: Okay.

CHAIRPERSON MILLER-ANDERSON: All right, Miss Hubbard?

COUNCILPERSON PARDO: Madam Chair? Oh.

COUNCILPERSON HUBBARD: So if --

CHAIRPERSON MILLER-ANDERSON: Go ahead, Miss Hubbard.

COUNCILPERSON PARDO: Okay.

COUNCILPERSON HUBBARD: -- so if we are that close to building a -- building a new facility and we have the funds to set aside for the design, when do we ask -- anticipate putting an RFP out to get the design for the fire station? Has that been considered or the RFP is being worked up?

FIRE CHIEF DUREN: We're continuing to work with Public Works. What I can tell you now is we do have an elevation in terms of design and what the station will look like, and we've also made substantial progress into what will be contained, what the actual inside the structure will contain for our firefighters, as well. And we've done some evaluation of egress and exits. So we've made some progress and now we're basically at the stage -- the next phase where I've been working closely with Mr. Bailey to figure out those next steps. But we have made progress. I would say right now we're ahead of schedule. We should be, you know, progressing fairly rapidly.

COUNCILPERSON HUBBARD: So we're working toward getting that on the street as an RFP or to build?

FIRE CHIEF DUREN: I would have to defer to exactly where the status is, the Public Works and where they are.

COUNCILPERSON HUBBARD: Okay. I mean, we're working --

FIRE CHIEF DUREN: I can show you from what I've seen.

COUNCILPERSON HUBBARD: That's our endgame.

FIRE CHIEF DUREN: Yes, ma'am.

COUNCILPERSON HUBBARD: We're working toward getting the RFP out if we're on design?

FIRE CHIEF DUREN: Absolutely. Absolutely.

COUNCILPERSON HUBBARD: Thank you.

CHAIRPERSON MILLER-ANDERSON: Miss Davis Johnson, did you have something else?

CHAIR PRO TEM DAVIS JOHNSON: I'm just looking at the capital budget. I -- I want to make sure, Mr. Sherman, that I understand. We have 170,000 in fire; is that correct? Under the Capital Improvement Plan by department?

CITY MANAGER HOSKINS: What was your question?

CHAIR PRO TEM DAVIS JOHNSON: I'm looking at the five-year Capital Improvement Plan by department and it says 170,000 in the fiscal year 2018. That is for the design?

CITY MANAGER HOSKINS: Yes.

CHAIR PRO TEM DAVIS JOHNSON: And then further down when we go into our various substations, we also have for fire station rebuild we have \$100,000. That is a part of the design, as well?

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: Yes. Yeah.

CITY MANAGER HOSKINS: Okay. I'm sorry. The 70,000 was for driveway repair.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: For the driveway.

CITY MANAGER HOSKINS: And then the 100,000 is for the design.

CHAIR PRO TEM DAVIS JOHNSON: That's -- okay. So that's the collective piece? Okay.

CITY MANAGER HOSKINS: Right.

CHAIR PRO TEM DAVIS JOHNSON: All right. So we have 100,000. So should the -- should the evaluation determine that we need the -- the roof further repaired, we would be able to -- to utilize dollars from --

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN: Well, and again, for station 2 we then have \$4.2 million to build it. So if I have to steal 100,000 from that 4.2 we'll just fill it in.

CHAIR PRO TEM DAVIS JOHNSON: Okay. All right.

DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES SHERMAN:
Once it goes out.

CHAIRPERSON MILLER-ANDERSON: All right. We did not take the Public Comment before. I know we wound up putting it off.

CHAIR PRO TEM DAVIS JOHNSON: Yeah. It's 7:30 now. We're okay. It's 7:30.

CHAIRPERSON MILLER-ANDERSON: No. We're -- we can wrap up. We're not gonna -- and then we only have -- well, tell your people to come back because they -- you -- 'cause it's only the three of us up here. We'll have to stop. Because they left. They left (unintelligible) the meeting. There they go. Go ahead. He's right here. All right.

COUNCILPERSON DAVIS: (Unintelligible) wasting my time.

CHAIRPERSON MILLER-ANDERSON: No, no, no, no. I'm sorry. All right. So we do have Public Comment for this time -- at this time, anyway. However, if there are any of you that would like to take this time for the item number 1, to speak to that, you can use three minutes now for the item number 1 regarding what we spoke about. So if we have anyone for item number 1? Okay. So let's do that and then we'll come back after that and do our regular Public Comments. All right?

CITY CLERK ANTHONY: Madam Chair, the acceptance of Public Comment cards for item number 1 is now closed. Bonnie Larson, Lloyd Brown, Hycinthia Becton.

CHAIRPERSON MILLER-ANDERSON: Okay. We have a new podium for y'all right here in the middle of us.

BONNIE LARSON: Segregated podiums now, seems like.

CHAIRPERSON MILLER-ANDERSON: You're right here in front of us.

BONNIE LARSON: Okay. All right. That's fine with me.

CHAIRPERSON MILLER-ANDERSON: Good evening.

BONNIE LARSON: That's fine with me. We have no clock. Oh, all of a sudden we have a clock and it's running. Excuse me. Can we put it to three minutes?

CHAIRPERSON MILLER-ANDERSON: Go ahead. Let's give her three minutes. We're going to go ahead and get started.

BONNIE LARSON: Yeah, give it three minutes.

CHAIRPERSON MILLER-ANDERSON: All right. Good evening.

BONNIE LARSON: Good evening. I just wrote -- this was kind of a disjointed conversation so my questions are going to be disjointed, also. But let me just go through some of the things you talked tonight. You were asked tonight to make a decision on three options. Well,

you -- you were asked to make a decision on -- you -- you can't possibly make a decision.

There are no figures, no square footage, no nothing. The people who were on the executive committee can't even tell you who were on the executive committee, who made these decisions. I know that a previous Deputy City Manager Danny Jones was pushing moving everything over to the South side. The public was never considered. He gave these three options. Don't shake your head no. I come to all the meetings. The public was never given --

CHAIRPERSON MILLER-ANDERSON: Go ahead.

BONNIE LARSON: -- the option of saying do we want to move. As I recall people in the audience were saying, No, we don't want to move over there because -- and they gave all their reasons why. So if we're going to have public input, let's listen to the public and make it something -- you -- you're being asked to do three decisions.

Where's the fourth decision, which is don't move it and don't have residential on our -- on our current city property? Miss Hubbard, you talked several times -- Miss Hubbard is gone. Miss Hubbard is gone, Miss Pardo is gone. Okay. Miss Pardo has talked many times about vibration because of the trains. I've heard her say that. So who's going to want to live on a property residential with vibration and trains going by 35 times a day? Doesn't even seem possible.

We -- Dawn Pardo, also missing, said that we need to decide where the Tri-rail station is going to go. It -- that's not our decision. My last hearing of that was that the Tri-rail was not even sure they were going to do in Riviera Beach. So that's not up to -- that's not a decision we make. The fields we talked about -- look how fast that time is running -- we talked about the fields being in -- in conjunction with the schools.

They would use it until 5 p.m., then the City could use it, which means our -- our kids can't use it till after 5, which is dark and on weekends, unless the schools would have something. Who would own those fields? You -- you weren't given any prices on anything, any square footage, nothing. The one -- one cent sales tax, other cities are using their one cent sales tax to fix their roads and do things. That would help people in the city. Costs, nothing. Tri-rail, we don't know the cost of that. We know the cost of nothing. Nothing. I'll try and hurry up here. Okay. You want to take a tour to Miami. Mr. Davis, I remember you saying one time you were going to have people come in here and talk about what a public/private is. Though we haven't had that yet so what good is it you take a busload down to Miami, show them some buildings and whatever? They don't even know what the public/private is. So we need an explanation first of how that is and what it works. Like you said, it's going to affect the entire community.

How long does it take to set up a bus tour? Half -- I could do it in half an hour. Okay? Public needs to get into the 20th century, you said. Mr. Duren talked about -- we talked about the roof leaks for the fire department. Yeah. We need to fix that. (Bell ringing). That is rude.

CHAIRPERSON MILLER-ANDERSON: Thank you.

BONNIE LARSON: We need to fix that immediately. Like, tomorrow.

CHAIRPERSON MILLER-ANDERSON: Let's try to turn that down a little.

BONNIE LARSON: You can't possibly --

CHAIRPERSON MILLER-ANDERSON: And thank you.

BONNIE LARSON: -- decide on any of this tonight. You have no figures, no nothing, not even public input do they want to move stuff over there. Who's going to want to live with the train station? Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Next?

CITY CLERK ANTHONY: Lloyd -- Lloyd Brown, Hycinthia Becton.

LLOYD BROWN: Hello. My name is --

CITY CLERK ANTHONY: Then we go to --

CHAIRPERSON MILLER-ANDERSON: Good evening.

LLOYD BROWN: -- Lloyd Brown and I -- I just want to say this. Forgive me for telling me that you weren't black enough to be serving. I want to apologize. What I meant, your plans for the city aren't black enough for the residents.

COUNCILPERSON DAVIS: Huh.

LLOYD BROWN: At least the ones I know. And, like, CityPlace, you want to make this like CityPlace, who have been down to CityPlace lately? There's a bunch of empty buildings down there. I mean, you're going to put a CityPlace right here when you got a 24-hour place over here where they gamble, gas 24 hours, drugs 24 hours? So who you think gonna be getting robbed? The people that's going to be over here?

I mean, you want to put it over there where the gym at. Really don't make me no difference 'cause the gym is never open. I know when I was coming up it was open all the time. You done put the money so you got the residents living on the edge, and you're going to push them right over the edge. And it's like it's not just your fault.

I see it all through Palm Beach County. I see it all the way through in from all the Treasure Coast. All the Treasure Coast they want to build up for tourists. And they're forgetting about the inner city. You know? The part you got problems at. Who

wants to come to a place over here when they know what's going on in Riviera Beach? You know, my father used to be at the Swap Shop and so these two ladies were up in Palm Beach Gardens.

And the ladies said, "You know, Mr. Brown, they told me if where you want to go to the Beach Drive-in and Swap Shop, you go down 95. You get off at 45th Street and then you come back up Old Dixie." So don't you think they're still talking about that right now?

And then another thing I gotta say -- I got a whole minute. Oh. Another thing I want to say is this. It's like your plans, I mean, they will be great. But see, we already on the edge. We're on the edge right now. And if you don't do anything over there, whatever you put over here don't make a difference how much revenue you made out of the Marina yet and how about Ron [sic] Calloway Amphitheater? You might as well put that over there in Egypt alongside the pyramids, 'cause it ain't really doing nothing over there.

I rode by there. I said, Well, let me ride by here a couple of days. I rode by and the gate's locked. I rode by Saturday. The gate's locked. I rode by there Saturday night, the gate's locked. So what revenue they making? I just want to know how much revenue they made over at the Marina right now and then you planning on spending more. That's taxpayer money. That's not y'all money. I think we should vote on anything over \$5 that has to do with the City. Anything. I mean, we should vote on it. 'Cause, like, giving y'all an opportunity, y'all are going to push us right down in the gutter.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Hycinthia Becton, Julie Botel, Mary Brabham.

HYCINTHIA BECTON: Good evening.

CHAIRPERSON MILLER-ANDERSON: Good evening.

HYCINTHIA BECTON: Hycinthia Becton, Riviera Beach resident. And I understand that you are going to workshop on the -- the whole idea primarily. As a -- a resident, the library is my -- is our focal -- focal point and that's me and my family. However, after hearing tonight presentation, clearly there's a need to do some things as it relates to all of the city facility. I applaud you for taking the time to get some questions answered and I would encourage you to act totally as a body. Because that's important.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Julie Botel, Mary Brabham, Bessie Brown.

JULIE BOTEL: Hi, I'm Julie Botel. I live at 3000 N. Ocean Drive, Riviera Beach.

CHAIRPERSON MILLER-ANDERSON: Good evening.

JULIE BOTEL: I -- good evening. I just want to echo what Bonnie Larson and Mr. Brown and Cinthia Becton have just said. They've already said some of the things that I wanted to say. I applaud Tonya Davis Johnson for moving this to another meeting, a workshop meeting. It's not clear to me why this came before you this evening for a vote. It seems to me that you do not have sufficient information.

You have not yet had sufficient public input, and it's -- it's very clear to me that you need to have -- it's not clear whether you want to have a tour or a vote. So it seems to me quite -- quite clear that you need to have a workshop and more -- more public information, more public participation. I'd like to know if it's going to be a private/public partnership what developers have already been invited to have a conversation about this, if any. There are so many questions that need to be answered. I don't even need to take three minutes to -- to ask you to answer some of those before you bring this to a vote again. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Mary Brabham, Bessie Brown, Margaret Shepherd.

MARY BRABHAM: Have you started it yet? Thank you. Because I need to address that time. We sat --

CHAIRPERSON MILLER-ANDERSON: Good evening.

MARY BRABHAM: -- and we watched (unintelligible) --

CHAIRPERSON MILLER-ANDERSON: State -- state your name, please, Miss Brabham.

MARY BRABHAM: Mary Brabham, Riviera Beach. We sat --

CHAIRPERSON MILLER-ANDERSON: Are we -- hold on one minute. Stop her clock for a second.

MARY BRABHAM: We sat back -- stop the clock. Because it is pertaining to this one.

CHAIRPERSON MILLER-ANDERSON: We -- we need some quiet out here in the -- in the audience, please. All right. Go ahead. Thank you.

MARY BRABHAM: We sat back and we watched this clock and we timed it when over at the Marina. We saw other peoples come up and they was given more than three minutes. So see, we got the proof. This is what we did. Sitting here watching. Sitting back, absorbing you all. It is not accountability here. It is no structure. 2018.

Our interim city manager, you walked into a hornet nest here. It is so much derelict stuff here that needs to be done here and there's no accountability. It's no structure out there. Bailey said that it would take 100 million plus counting for all of this here that you're anticipating on doing from the north and south side. I agree that police and fire should remain together. It should remain together. Whether or not whatever plan that you will choose, you need to make it structured.

It is nothing here that -- in this city here where there's any meetings of the minds here can ever dialogue in and make it work for this city here. We talked about the Public Works Department. That needs to be reconciled. And the library. All of these things here. The Utility District. Our water. We sat back and we went on and on about these things here. And -- and -- and then when you talk about the money, the one cent's penny tax, you all have not dialogued in yet in the critical elements that this city here needs.

YL -- ULY [sic], when they did that study, it was very, very, very few people here. Anything of this magnitude, it needs to go before the voters so that the residents of this city here can finally have a voice, because see, you all took away our voice and we will not forgive you, not forget you. And this is what we have said from day one here. It is not accountability with you. So something must be done. You're not fitting here. Someone told me y'all are not fitting here.

You -- you all don't even know what you want to do. You want to horse -- horseplay something just to pacify us and throw something in there with us. Another 10.4 million is needed to build the Public Works Department. What -- what -- what -- where your heads at? Where are you all heads at as being leaders? Good productive, effective leaders? You -- you all got to get it together because see, we got it together. Oh, yeah.

We sat back and we watch you. Big time here . Big -- it will be changes in here. Because Miss Brabham is a super voter and it will be changes in this place here. It is not structure here. Yes. They -- they -- they -- that -- that two (unintelligible) stuff there when you talk about the committee and stuff, we know who was on those committees. The people who are pushing what they want instead of what the entire city want and what the city needs. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Just pull the volume down all the way as much as possible.

CITY CLERK ANTHONY: It's not on the computer. It has to be done --

CHAIRPERSON MILLER-ANDERSON: But that will help it out some, too, by doing that. All right. Who's next?

CITY CLERK ANTHONY: Bessie Brown, Margaret Shepherd.

BESSIE BROWN: Good evening, Bessie Brown.

CHAIRPERSON MILLER-ANDERSON: Good evening.

BESSIE BROWN: Riviera Beach. I just wanted to say I came in a little late but I was watching at home. You -- you play with a lot of dollars but nobody's giving you anything definite to work with. And the -- and the Public Works thing is like -- how many times are you going to do a -- do plans for the Public Works and never -- never get it started and just wasting money?

Song & Associates are -- they should have -- they should have a whole lot of money of ours on these -- on these plans, plans for the police department, plans for Public Works, plans for the Marina, the event center over there that's not complete. You know, I think you need to get -- get rid of Song & Associates. And -- and -- and you need to review what they've already done, and then you'll know how much money it probably should cost to redo Public Works.

And -- and one of the other things that the library -- where you are tonight is the same place where the last meeting you had here where nobody made a decision. And therefore 'cause -- when the (Unintelligible) Institute was in here and, you know, we asked them, you know, to -- why don't you do a workshop so the public could understand what's happening.

And then -- then something's said about an overpass going. We need -- the City needs -- you all need to sit down and look at everything and whoever is doing these projects, the department, you need to hold them firmly responsible for giving you all the information that you need to make a viable decision, because that's -- you're not getting that.

And like I told you, they -- that -- the young man that's not acting, he could have told you all -- showed you all the plans, the whole plans on everything for Public Works and you could decide how -- how you want to do it. You -- you're just -- you're just spinning the wheels over and over and over, spending money, wasting money and doing nothing. And I -- and I -- and I'm appalled that the building on 13th Street was bought for the police department and the chief never did a darn thing to get in it.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Margaret Shepherd.

MARGARET SHEPHERD: Margaret Shepherd, Riviera Beach.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MARGARET SHEPHERD: To the Chair and to all of you, I stayed away from the chamber for quite a while. And as I was listening to the way you guys were talking, I want to say what an embarrassment to this city, that we have gotten absolutely nowhere.

I've been to those meetings you were talking about, Mr. Davis, and it's just been repetitive. You're talking about the same thing over and over again. No real leadership. No leadership. You're spinning your wheels. And I think you need to stop and put on brakes and find out what you want to do and when you want to do it and keep from dragging us out here to hear your continuously fighting. It's an embarrassment. I have never in all the years -- I've been here 34 years, and I've seen some things in this chamber.

But it's beginning to be ridiculous. You haven't built anything. And it looked like we're not going to build anything. The taxpayers' money is going right out the window. The water bills are high. Our residents, our people that's working, they're not making any money. Lawsuits after lawsuits after lawsuits. The lawyers are getting the money. Our residents are getting absolutely nothing. And to come here and sit on this dais in such a beautiful building and continue with this foolishness -- I understand election is going on. I feel for you.

CHAIRPERSON MILLER-ANDERSON: Miss Shepherd, we're on the item regarding the discussion about --

MARGARET SHEPHERD: I'm getting there.

CHAIRPERSON MILLER-ANDERSON: -- the complex.

MARGARET SHEPHERD: But you all kept getting off of it.

CHAIRPERSON MILLER-ANDERSON: Well, that -- that was not me.

MARGARET SHEPHERD: I know it wasn't you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Okay.

MARGARET SHEPHERD: I wasn't talking to you.

CHAIRPERSON MILLER-ANDERSON: Okay.

MARGARET SHEPHERD: I was -- I will address you if it's you. I'm talking to these here people, these people that done absolutely nothing but sit and warm those seats. If you're not embarrassed, I'm embarrassed for you. Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON DAVIS: I want to address some things that was mentioned about, that was stated. Miss Larson brought up --

CHAIRPERSON MILLER-ANDERSON: Well, that -- we're not -- are we done with comments? That's it?

COUNCILPERSON DAVIS: Yeah.

CHAIRPERSON MILLER-ANDERSON: Okay. Can --

COUNCILPERSON DAVIS: Miss Larson --

CHAIRPERSON MILLER-ANDERSON: -- what -- wait, wait, hold on, Mr. Davis. That -- I don't know if you were in here when we started. That wasn't public comments. That was just for the item number 1.

COUNCILPERSON DAVIS: I was responding to what she said that I didn't do.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: It's regarding item number 1.

CHAIRPERSON MILLER-ANDERSON: Can we hold it until we do public comment?

COUNCILPERSON DAVIS: No. No. Because -- no. Because the public needs to hear what actually happened, what took place. Miss Bessie Brown basically stated what -- and confirmed what I stated. Miss Brown was here for the ULI report. ULI was here for -- on two occasions. ULI was an organization of nonprofit, of different people who work for different developers. They volunteered their time to come here and -- and ask folks to come and hear the concepts. They want to hear the opinion.

The reason we brought you all out here was to you to see, Hey, it's P-3s. What is a P-3? And we talked about this over a series of weeks. That was the purpose of following that, of the bus tour, because once you find out what it was, you get a chance to go see it and experience it. I wanted to make sure that we all walk through this process together. This city has too much great potential that everyone keep talking about. And I wanted to make sure I wasn't that elected official that left anybody behind. Okay? So these are things that took place that we asked on numerous occasions for folks to come participate. Now, I know doing the grunt fund -- fund work sometimes is not popular. But what's popular is the results and how we can get some things done. And I think everybody in this room want to see this get done.

But we did have this take place. And tonight I didn't come in prepared to do a vote. I called this meeting because back in August when I called a special meeting to talk about all facilities, it was thrown out in the community that something else is going to take place. No. We need to know what the plan is. And because we -- someone threw out a false accusation in August, we never got a chance to really seriously have the people hear what we was talking about.

So once again, we're here and I'm glad the council wants to start being serious about making a decision, because I understand how Margaret Shepherd feel. I grew up in this city and I want to see something happen. So let's be clear. The purpose of us, we had developers come talk, didn't charge the City for a series of meetings. It was a nonprofit organization. It was just information.

I still want to see the tour happen. I want to see folks in this room and those who are not here tonight get on these buses and go down south and experience it. Come back and give a report. Work with you in alliance so we can come and create a concept that you have your input on. So you do have a vote. No one's ramming nothing down someone's throat. Since August/November 2016 it has been nothing but community participation. Miss Larson was here. Miss Bessie Brown was here. Those are the two folks in this room I can say that was here for all those meetings. So you're invited.

We're going to try this again. This bus tour that staff put a -- and then Mr. Bailey, I'm going to say thank you for the time that you put into it, because you were excited about us finally doing something with our community. And that's a story that need to be told out in the press. This city's not in chaos. What's --

UNIDENTIFIED SPEAKER: (Unintelligible).

COUNCILPERSON DAVIS: -- no.

CHAIRPERSON MILLER-ANDERSON: Okay. Mr. Davis, let's -- let's --

COUNCILPERSON DAVIS: There we go again. We're talking positive and every word I'm gonna stop.

CHAIRPERSON MILLER-ANDERSON: But -- but your -- your point you --

COUNCILPERSON DAVIS: Don't worry. I'm done with it. I'm done with it.

CHAIRPERSON MILLER-ANDERSON: Okay. Thank you.

COUNCILPERSON DAVIS: I'm done with it. I'm done with it.

CHAIRPERSON MILLER-ANDERSON: Thank you. Do we

have -- I'm going to go ahead and we're going to close off for the acceptance of our regular Public Comment cards. We're going to move into regular Public Comment. Okay.

DISCUSSION BY CITY MANAGER

DISCUSSION BY CITY ATTORNEY CITY COUNCIL

CITY ATTORNEY DeGRAFFENREIDT: The -- our labor attorney and the manager, the chief executive was requesting a closed executive session to discuss labor negotiations and strategies. The prospective date of that meeting will be February 7th, 2018, starting at 4:45 p.m. And in attendance it's anticipated that Labor Attorney Jack McLean, the City Manager Karen Hoskins, Interim HR Director Eureka Irvin, the Finance Director Randy Sherman, MAG Consultant Russell Campbell, Human Resources Administrator Shavona Booker and myself as City Attorney will be in attendance at that meeting.

CHAIRPERSON MILLER-ANDERSON: Mr. DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: Yes.

CHAIRPERSON MILLER-ANDERSON: Is that the meeting, the closed executive session to go over the compensation study?

CITY ATTORNEY DeGRAFFENREIDT: I don't think this is --

CHAIRPERSON MILLER-ANDERSON: That's not -- don't -- we're not talking about that at all, Miss Hoskins?

CITY ATTORNEY DeGRAFFENREIDT: I have no idea.

CHAIRPERSON MILLER-ANDERSON: Miss Hoskins?

CITY MANAGER HOSKINS: It's to discuss labor strategies.

CHAIRPERSON MILLER-ANDERSON: We specific -- when are we going to disclose what the compensation study was about?

UNIDENTIFIED SPEAKER: Can I disclose this now?

COUNCILPERSON DAVIS: Uh-uh. That's part of your strategies.

UNIDENTIFIED SPEAKER: (Unintelligible).

CHAIRPERSON MILLER-ANDERSON: But that's what I'm asking is that what we're talking about. Is it a regular city council meeting or is this the closed executive session meeting?

CITY ATTORNEY DeGRAFFENREIDT: This is the closed executive session - executive session that I'm -- being announced right now.

CHAIRPERSON MILLER-ANDERSON: Regarding the compensation study that we have not received yet?

CITY ATTORNEY DeGRAFFENREIDT: That may be an issue. I -- I just knew it was a labor session to discuss negotiation strategy with the unions. Didn't specifically address anything --

CHAIRPERSON MILLER-ANDERSON: That is not true.

CHAIR PRO TEM DAVIS JOHNSON: He is announcing something else. There is another one that's pending.

CHAIRPERSON MILLER-ANDERSON: But that -- but, I mean, so the answer just would have been yes or no.

CHAIR PRO TEM DAVIS JOHNSON: Meeting -- there's a meeting scheduled for Monday, is there not?

CHAIRPERSON MILLER-ANDERSON: That's what he's talking about, the closed executive session.

COUNCILPERSON DAVIS: That's part of the strategies.

CHAIRPERSON MILLER-ANDERSON: That's what he's talking about. But they're not saying it's the compensation study. And so can you just explain to me why that's -- I mean, is it a secret?

CITY MANAGER HOSKINS: Madam -- no, it's not a secret.

CHAIRPERSON MILLER-ANDERSON: What is it?

CITY MANAGER HOSKINS: It's labor negotiations.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER HOSKINS: And you will be presented with everything as it relates to labor negotiations for the SEIU union.

CHAIRPERSON MILLER-ANDERSON: Again, I know the -- the thing is, the compensation study, we were supposed to get that some time ago. So I -- I thought that we would -- this would be something that we would have in a meeting. But my understanding is that we could not have it in a public meeting. So are we going to go over that during the closed executive session? Will that possibly come up and be a part of it?

CITY ATTORNEY DeGRAFFENREIDT: I'm assuming --

CHAIRPERSON MILLER-ANDERSON: Because I -- I asked for it to be on the agenda. And I was told that it couldn't go on the agenda. So my question is, is this what we are -- will I have an opportunity to see what the compensation study was about?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: I'm -- I'm talking to the attorney.

CITY ATTORNEY DeGRAFFENREIDT: I assume so if that's part of the labor negotiation strategy.

COUNCILPERSON DAVIS: It's part of the strategy. It may come up in the meeting.

CHAIRPERSON MILLER-ANDERSON: Well, then, just say that, then.

COUNCILPERSON DAVIS: I'm trying to tell you.

CHAIRPERSON MILLER-ANDERSON: I'm talking to the attorney. Thank you.

CITY ATTORNEY DeGRAFFENREIDT: Look, you're talking to me but my purpose was to announce a closed executive session under 447. It's exception to the open record law -- of the open meeting law. I don't know what Mr. McLean intends to discuss with you as the foundation of labor negotiations going forward.

CHAIRPERSON MILLER-ANDERSON: So Mr. McLean is the only one --

CITY ATTORNEY DeGRAFFENREIDT: My personal involvement at the -- to satisfy the notice requirements for that meeting.

CHAIRPERSON MILLER-ANDERSON: Well, the thing is, I would like to know what we're going into the meeting about. That -- that was my reasoning for --

CITY MANAGER HOSKINS: It's related to SEIU --

CHAIRPERSON MILLER-ANDERSON: -- yes. I know that.

CITY MANAGER HOSKINS: -- negotiations.

CHAIRPERSON MILLER-ANDERSON: Right. And in response to my question when I asked for it to be put on the agenda, that is something that cannot be put on to the agenda.

CITY MANAGER HOSKINS: We have that scheduled to go on the agenda for February 17th.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER HOSKINS: For council to ratify.

CHAIRPERSON MILLER-ANDERSON: Okay. Okay. That's all I needed to know. Because I didn't -- that was not what was stated before. And -- and I -- I'm sorry that I'm -- I'm upsetting some people up here on the board. But this was a conversation that I'd had with Miss Hoskins and I did not get a clear understanding.

And then Mr. DeGraffenreidt announced this, which is totally different from what I was aware of what was supposed to be happening. So I wanted to be clear that what

I was asking for is going to be discussed at some point. And I don't -- I -- that's -- I didn't say that for a comment from you, Mr. Davis.

COUNCILPERSON DAVIS: Well, listen. No, no, Madam -- let -- let --

CHAIRPERSON MILLER-ANDERSON: So let me go back over here.

COUNCILPERSON DAVIS: -- but, Madam Chair, with all due respect, it's about being a team. That's all I'm stating.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis.

COUNCILPERSON DAVIS: And sometime a team help each other. And if you're not willing --

CHAIRPERSON MILLER-ANDERSON: Hold on. Point of order.

MAYOR MASTERS: Point of order. Point of order. Point of order.

CHAIRPERSON MILLER-ANDERSON: Okay. Anything else from you, Mr. Davis? I mean, Mr. DeGraffenreidt?

CITY ATTORNEY DeGRAFFENREIDT: No.

CHAIRPERSON MILLER-ANDERSON: Thank you.

COUNCILPERSON DAVIS: When this going to stop?

CHAIRPERSON MILLER-ANDERSON: Any council committee meetings minute reports?

COUNCILPERSON HUBBARD: I do.

CHAIRPERSON MILLER-ANDERSON: Yes.

COUNCILPERSON PARDO: Yes. Mayor -- all right.

COUNCILPERSON HUBBARD: Go ahead.

CHAIRPERSON MILLER-ANDERSON: Go ahead. Go ahead, Miss Pardo and then Miss Hubbard.

COMMITTEE REPORTS

COUNCILPERSON PARDO: No, well, the only thing I'm going to say is I had -- I was up in Tallahassee this week and we had some very good meetings when we were up there two weeks ago. A lot of good things came out of it. So you know what? I'm going to wait till the council

meeting, our formal council meeting to discuss it and perhaps the other three council people who were up there, too, we can all take our turns.

CHAIRPERSON MILLER-ANDERSON: All right.

COUNCILPERSON HUBBARD: Okay.

CHAIRPERSON MILLER-ANDERSON: Miss Hubbard?

COUNCILPERSON HUBBARD: The only thing that I wanted to mention as a representative on the MPO that's now TPA, the Public Works Director and I tomorrow will go to a conference down at the -- at the Hilton Hotel. There's a grant that is going to be put out by them and we have an opportunity to get some projects done and some smaller road projects done throughout the city.

So tomorrow we'll be able to learn what we can do and if there's an opportunity for us to take part in that. So that's what the MPO is working on and I concur with Miss Pardo. We did have some good meetings and we have a lot of good news to report, and we will -- and -- and I, too, can wait till the next council meeting to report and tell everybody about what we were able to do.

CHAIRPERSON MILLER-ANDERSON: Okay. Any other committee reports? All right. Statements by the Mayor and City Council. Mr. Davis, I know you wanted to go first so you can go ahead.

COUNCILPERSON DAVIS: Okay. Thank you.

STATEMENTS BY THE MAYOR AND CITY COUNCIL

COUNCILPERSON DAVIS: All I'm stating is -- and -- and I'm just speaking to the mass majority, which is everyone. That Miss Shepherd came before us and asked us to get it together as a team. When you see someone asking questions, whether they want or not, someone on this board need to have not the courage, but to have the courtesy to be willing to jump out there and support a team member, which is anyone that's speaking on this board.

Now, we may have a political season coming up but don't let that distract all of us from the big picture. The big picture is we got young children walking across the street to this library every day not getting the resources they need. And we talked about a \$14 million project? If that \$14 million is going to stop folks from going to jail and get training and get resources, then I was talking to those that want that to get done. Yes, we're going to get the sidewalks. Yes, we're doing the speed bumps with the traffic studies. But understand, election's for in the street. In a business meeting, I'm here to support an entire board that's willing -- that's willing to work together.

Now, it was stated that there was a rumor about some meeting. I have no clue that was going on with these rumors that keep popping up. But when it's time to address a meeting, a decision, what's on the agenda, I will make an educated decision. Now, we sat here for one item agenda to talk -- not to come vote, but to say, Hey, we talked about this for a year and a half. Let's get this back on track. And that's the only purpose this meeting was called, to get things back on track.

Why some folks like to look forward to rally when folks get shot, I'm looking to rally to prevent folks from getting shot. I'm looking to rally to prevent folks from making mistakes. I'm looking to rally to prevent folks from being in critical decisions.

One thing about the West Palm Beach Library, you see thousands of people go in that library every day. And I'm sick and tired of having to go over there and seeing Riviera Beach residents. It's about time that we put some money back into our community. And this is nothing that was forced through. No vote is taken from no one. This has been a 18-month discussion for the entire city. And all I'm saying is if we have to start over today, that's what we're calling this meeting for. And I look forward to your participation.

And I -- I'm very frustrated. And I apologize for the public if I come across as upset, but I'm upset when I see the media using folks in my community that I love to tear our image apart. We're better than what Channel 5 is saying. When the -- when the principal came from Washington Elementary in our meeting and became Elementary School Principal of the Year and we cheered about it, why didn't they run that story? Why didn't they run that story?

When our young cheerleaders went up North and won Nationals, our young ladies in our community, tell Wanda Moore to tell that story. Tell her. Okay. You want to get elected. But do something good to get elected. Talk about what you're for and not what you're against. When our young men went to Orlando and was on ESPN 2, and we had employees and mothers and fathers who couldn't necessarily go on a trip in this council chambers, (unintelligible) celebrating on their lunch break, where was Channel 5?

When you have a young man like myself that come up in this community -- and I brag about trying to do the right thing. Some folks get in trouble. We all get in trouble. I never been arrested. That don't make me no better than nobody. I did what my parents asked me to do, to go to college and give back. When I came back I volunteered in Parks and Rec. I get -- I put a deposit into this city.

I never once came to the mike and screamed at the council. I found a way how can I make my city better. And all I'm asking you is help somebody in this council better. And when the election over with, whether you win or lost, I hope I see you the next day to make this city better. And that's all I'm asking. I love you all.

I get frustrated but I love you because we have folks to perpetuate anger. Now, Channel 5 ran a story since September till now. It's a new year. Be careful what you

put into your -- your ears because it comes out of your mouth. So all I'm trying to say is let's talk about positive stuff about a library. Let's talk about that trip we're going to take down South that Mr. Bailey's going to work on.

Because one thing I like about West Palm Beach, they fight in elections and the very next day they woke and they're holding hands, they're having lunch and they're getting things done. And that's all I'm asking. Let's finally get stuff done and don't let outsiders tell us about stuff that's nonexistence. And we have investigations going on and we -- everyone deserve due process. The young women, the young men, everyone deserve due process and let the process take care of itself. Now, it has been reported that there's a lot of lawsuits that be getting ready to be initiated. Now, we had some but there's a lot that was supposed to be initiated, didn't happen. There was a lot of lawsuits that was initiated that we won. But the news is not reporting that. The new reported -- and I'm going to get this -- I'm going to get this out of the way -- that the city council had a special private meeting. But as someone called me, me and Miss -- I'll go talk to -- Bessie Brown house all the time. That ain't a private meeting. That's a meeting with one of my constituents. And if you call me to a meeting I'm going to be there. Ain't nothing wrong with trying to do the right thing.

The State Attorney had -- I'm going to say this one time. The State Attorney has the right to do an investigation. But they also hold the same responsibility to show the findings that they did find or they did not. And you need to go ask that question once the investigation over. The OIG done the same thing. There's been a lot of misreporting. The only thing they get right most of the part is the names are spelled correctly. Challenge them when we're doing something positive, Tell that story. That's all I'm saying. I -- I will fight with my colleagues to do the right thing. But when I'm speaking, every time I try to speak from the heart on the issues, I'm relevant and I'm current. Please someone else on this board tell someone else to please allow Councilman Davis to say his words. I'm trying to address Code Enforcement issues and fines to help folks like Miss Larson get in compliance and we're trying to help -- we don't want to use compliance as a -- as a -- as a tool. We want to use it as a what? How to improve the city.

We talked about waiving fines. We talked about all this stuff. Right? So how do we better the city? So I'm going to ask every resident in this city that when you see a news release ask yourself when are we going to tell something positive? When are we going to do better? And even if there's something out there true or not, how are you going to make it better? And is it going through a process? That's all I'm stating. That's all I'm stating.

So I wish you all well. I wish my colleagues well. We got a lot of work to do and complete that we started 18 months ago. And I want to make sure that our people get something in return on their investment. And that's all I want to see happen. I'm from this city. I didn't fly out of Kansas and just land here and hope I get something right. I was born in this city to see something done. And I may be wrong sometime but I always come back -- Miss Shepherd, you -- you confess to it if I'm wrong what I say?

I was wrong. Let's get better. And how do I do that? But I was right in making tough decisions and they're not popular.

And I will continue to make those tough decisions and I'm not afraid to do right by my people. And when the truth comes out on everything some day and you're willing to talk about it, I will show the documentation on everything if you would like those meetings, to make sure that you understand that I'm doing the best for you. I'm done.

CHAIRPERSON MILLER-ANDERSON: Thank you. Miss Pardo?

COUNCILPERSON PARDO: Thank you, Madam Chair. I'll start off by I have some good news for the veterans in our city. On Friday I was invited to the VA Hospital here in Riviera Beach. Four of our local Congressmen and one woman, Congressman Brian Mast, Congressman Deutch, Congressman Hastings and Congresswoman Lois Frankel opened the first congressional office in a VA Hospital anywhere in the nation. So if you are at the VA Hospital and you have congressional issues, you can go downstairs. They're on the first floor. And on Mondays from 10 to 2, Congressman Mast is there. Tuesday from Lois Frankel's office. Wednesday, someone from Ted Deutch, and Thursday, someone from Alcee Hastings' office will be there. So it's really like one-stop shopping now instead of going to the VA and if you have some issue, then you have to, you know, find your way downtown, right? To Mangonia Park to see someone from Alcee Hastings' office.

So I thought it was great. There were so many vets there. The press covered it. A wonderful bipartisan issue and event. So I hope, you know, that's a -- you know, the -- the vets in the city, you know, use that when they have issues, federal issues. And then the -- the other thing I'll mention about the renaming of Barak Obama Boulevard.

MAYOR MASTERS: That's President Barak Obama.

COUNCILPERSON PARDO: Okay. There is no shame. Mayor, you will never be able to shame me, ever.

MAYOR MASTERS: I'm not trying to shame you.

COUNCILPERSON PARDO: Ever.

CHAIRPERSON MILLER-ANDERSON: Point of order, please.

COUNCILPERSON PARDO: And (unintelligible) --

MAYOR MASTERS: I'm stating a fact. You didn't -- you voted against it.

COUNCILPERSON PARDO: Mayor, I'm not (unintelligible) --

CHAIRPERSON MILLER-ANDERSON: Point of order.

COUNCILPERSON PARDO: It's my --

CHAIRPERSON MILLER-ANDERSON: Please.

COUNCILPERSON PARDO: -- it's my time. And if you go back and look at that article -- and I just put it up on my Facebook to remind everyone.

MAYOR MASTERS: What was that?

COUNCILPERSON PARDO: I thought the first black President of the United States deserves something much grander than to have his name, his prominent name in our predominantly black city. I don't think he deserved, at this time, to have his name along one of our blighted roads. Blight on one side, tall grass and railroad tracks on the other. And if you recall what I suggested was something much grander. But, you know, they out voted me on that and I stand by that. He does deserve something much better. And all of the black leaders in this city deserve something better, too, than just a name.

ERICA DAVIS: (Unintelligible).

COUNCILPERSON PARDO: Than just a name.

CHAIRPERSON MILLER-ANDERSON: Please. Miss Davis, please.

COUNCILPERSON PARDO: So I just want -- so I just wanted to put that on the record. No one will ever be able to shame me for that vote or the fact that I am a Republican. And you know, if people know me, they know that I know how to work both sides, 'cause I'm the one bringing a lot of stuff back. And when I go to Washington, I have the respect of both the Democrats and the Republicans and it's proven. That's all. Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Thank you. Miss Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Thank you, Madam Chair. I would like to announce that on Friday, February 9th from 6 p.m. until 9 p.m., we will -- the District 3 Office in conjunction with the Commission will be sponsoring Love is in Bloom. It will happen in the community garden which is located at 1010 W. 10th Street. And again it's from 6 p.m. until 9 p.m. It is a free event. We encourage our residents and employees to come out and -- pardon? What? Oh, and single people? We want you all to come out and to join us. It is an opportunity for you to see the garden as a venue and an opportunity for us to network as neighbors and colleagues and friends.

Also on February 22nd, the District 3 Office will be presenting a workshop on how to do business with the City of Riviera Beach. We think that in this climate it's quite critical that we offer a workshop of this nature. We want to encourage you to go to the website and register. Registration will close February 19th. That event will be held at the Marina Event Center in the Newcomb Hall conference room. That event, again, is free of charge. We just need you to go in and register. We will talk about the

types of solicitations that the City offers. We will talk about how to be successful in responding to our solicitations, and then we want to introduce you to our resource partners to provide you an opportunity to meet with other organizations that provide like services. And there will certainly be a Q & A session so please go to the website, register to attend and we look forward to seeing you at both events. Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: All right. Miss Hubbard?

COUNCILPERSON HUBBARD: Madam Chair, a few comments. Concerning the street sign for the project that we're going to be doing in Monroe Heights, Mr. Bailey will put it -- be putting that sign up closer to the time that we are going to begin on that -- to begin that project. So I just wanted the community to know it wasn't an afterthought. It's a scheduled time for erecting the sign.

Also the corner stores. I have been talking with some of the staff in public and the Community Development department to create an overlay for the corner stores. That will show different designs. They will have mandatory signage, mandatory window requirement. For example, 25 percent of the stores' window is only the portion that's allowed to be covered. So we are working on the corner stores. We're putting policies and procedures in place that we can enforce. So the thing -- so the things that might not be doing -- we might not seem to be doing right now, we are working on them and we have to. We have to by law put things in place that we can -- that we can defend. It has to be legally defensible before we go to the stores and tell them, This is what we want them to do.

So once the policies and procedures are put in place, we bring them back to the council to vote on. Then our law enforcement officials, be they community development, code enforcement or what have you, they can go out to the public and enforce those things. So I want you to know that those are the things that -- some of the things that we are working on at this time.

As far as the speed bumps go into the district, we -- we're looking at other speed-calming activities outside of speed bump. Speed bumps has a tendency to hurt the drainage. Everybody wants their drainage in their neighborhood, but when you put the speed bump there it alters the flow of the water. So what we're trying to do is come up with other methods in which we can slow the traffic down in those neighborhoods, because a lot of the people who have the speed bumps want them up at this time. Because it was an adverse effect on some of the streets.

I'm not saying everybody wants that. But some persons have found where the water is collecting and it's not running through the speed bumps. And those are not -- that's definitely not the case for everybody. It's just a -- it's just a fact. For some -- for some people. So that's not something that I have to debate -- debate with one person. The other thing that I would like to say is on February the 10th for the employees, for the citizens of Riviera Beach, we're going to have a hands-on health fair, and at that time we're going to have the biggest winner weight loss kickoff. A lot

of people will come out and it's about -- you know, it's about friendly competition. You -- we might have different departments in the city that might get together and they might win a -- a cash prize. One individual from the community can do it. It's about getting healthy. The fire department will be there offering all kinds of services and our health care partners throughout the community will also be there. We have a lot of trainers out there to hype up the crowd and show you their wares. So if you come out, it's a very educational and fun day planned for the city -- citizens of Riviera Beach by the council -- by the Mayor and council and the administration of the -- of the city. In addition to that, the -- on February the 17th --

CITY MANAGER HOSKINS: Where? Where is it?

COUNCILPERSON HUBBARD: This is going to be at the Riviera Beach Marina Event Center. It will start at 7 in the morning with a 3K walk. And when people come back they'll have fruits and healthy snacks to take -- to take part -- part in. And a lot of people, you know, already have breakfast before they come. But if you want to take part in it you can have a lot of fruits and grain bars and things like that, will be available for you after the 3K walk. And then the event will begin. So this will be at the Marina.

Also at the Marina with Black History Month, we're going to have the Senator Nina Turner come for a breakfast. The breakfast will start at 8:00 a.m. She has been seen on CNN, MSNBC. She is quite the ferocious leader and an advocate for all people. So I wish you would come out and hear her. It is going to be on the 17th of February, 8:00 a.m. at the Marina Event Center. Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Thank you. I just wanted to mention a couple -- a few things here. I know several of you came up and talked a little bit about the Citizen Leadership Academy that I started back in December. And it was open up to all members of the public. Mostly our Riviera Beach residents. And the -- the basis of starting that was to empower our residents, to educate them.

A lot of times we have many residents that, you know, have a lot of questions about just the base -- basics of how certain departments are ran. And so I truly appreciate Miss Hoskins for ensuring that all of our department heads or certain staff from the different departments have been on schedule to do their presentations. And I tell you, sometimes it has become very, very competitive in those classes to a point where people wanted to meet each other in the parking lot about an umbrella. It was all in fun but it was the city clerk's office that started that.

Miss Jackie was the presenter and they did a Wheel of Fortune competition. And so after the presenters do their presentation about their department, talking about their budget, how their offices operated, different aspects of the department, we tried to provide like an interactive session. And so that particular one, which was our first one December 19th, I think -- December 12th, they had to win prizes by different teams answering questions. And they only had maybe three or four umbrellas. And -- and they -- they were not happy with the team that won the umbrellas. And so they -- they

were pretty excited. But you know, it -- it was all in fun. At the end of every night they have question and answers of the presenters, which are the department head and staff.

And every Tuesday we've met since then. We have an adult session as well as a student session. And we're halfway through. We'll be finishing up. It was a 10-week session for the adults and a seven-week session for the children from seven through 12th grade. And it -- you know, we had police -- we've had police, we've had fire, we've had Community Development where they -- they drew their own community. They did -- we had -- who else were some --

CITY MANAGER HOSKINS: You had Rocky?

CHAIRPERSON MILLER-ANDERSON: We have Rocky? Oh, Rocky, yeah. Mr. DeGraffenreidt. I -- I missed that one but they've coined Mr. DeGraffenreidt as Rocky. He made a video of his day, how he starts off in the morning from getting out of the car. And the video showed him walking, walking, walking, walking, walking, that -- and I asked the children, I said, "What did you learn that night?" "That Mr. DeGraffenreidt does a lot of walking." And I said, "Well, I hope that's not all you learned that night." But it was -- it was a very cute video that Mr. DeGraffenreidt and his team did displaying what they do from the time he starts his day until the end of the day and as well as the team.

So I said all that to say that it -- it has been about empowering the residents and informing them. Mr. Sherman, I believe, was -- will be coming up next week and he will be able to provide -- break down the budget for them and I'm sure they'll have plenty of questions for you. That -- now, I just want to say something with this Citizen Leadership Academy. Even though I started this, I hope that this is something that we see 10 years down the line, because it's -- it -- a lot of municipalities have it.

And it -- and again, it's just like just providing information and empowering our citizens so that they are very well aware of how their government is running. And so although this particular time I utilize funding for -- because we're talking a lot about the -- what are utilities and a number of things, I have not taken that Utility District \$12,000 stipend, as we know, for the past two years that it started. I've never taken it. But this final one I did during our budget sessions. I asked for that amount, whatever amount was needed to provide that service of the Citizen Leadership Academy to utilize funding for that. So it has not cost the entire 12,000 so I -- I expect to see Citizen Leadership continue even more a couple more times probably in this budget session. And so that could be utilized to continue to empower our citizens.

The other thing -- and -- and I hope that we have more people -- I know a lot of people wanted to participate and were unable to get in because we had already started. And we will have, like, a graduation reception during our February, I think, 21st city council meeting and then also our March 7th, I think, city council meeting, somewhere around in there. The other thing I wanted to talk about, I wanted to thank Mr. -- Major Lewis from our police department in continuing -- we've had a continuing

issue with the convenience store at E Avenue and 23rd Street where it was a 24-hour convenience store where there was a lot of loitering going on out there.

And so it's taken quite a bit of time but we've been able to discontinue those hours so that it's no longer a 24-hour service. They basically stop at around 11:00 at night and open back up around 6 -- 6 or 7 in the morning. So I appreciate that. It's much more calmer in that area. The other area we're working on now is the 19th Street and E Avenue convenience store in the District 2 area.

One of the other things is the Riviera Beach Collaborative Education group that I've been working along with as an education liaison for the board with Dr. Robinson from the school district. On -- I think it was January 17th, we started the initial -- we've been having our pre-K collaborative going on now for about a couple of years.

But they just broke out where they wanted to do basically from pre-K up to graduation age. And so now it's involved -- it's involving the businesses. The nonprofits, the -- we will start having some of the meeting where we'll have break-out sessions during the daytime where we're able to get the community input, because we need community involvement.

But the initial meetings have taken place during the daytime to get it started where we have the businesses, the nonprofits, the principals from the school, the school district, executive leadership, as well as any other businesses and community members that we have that are able to participate during that time. It is open to the public. It has been open to the board, as well. And I know we had a representative from Miss Davis Johnson's office there on January 17th.

And so every third Wednesday from 11 till 1, this is when we will continue to meet. I will be doing presentations regarding that, and that is something that we'll continue as a partnership with the school district. The city has been working very closely with the school district and trying to improve our schools.

The other thing I wanted to mention was as we all know I'm in an election, and most of the stuff that you're seeing going on up here right now probably is related to that. One thing I can say, I'm not someone who's going to engage in pettiness. I'm going to always remain professional. And I do understand a lot of times there are people that are positioned or, you know, say things that, you know, try to engage you in a very negative light. And I refuse to do that. I'm just not that person. You won't get the reaction that you're looking for. So I'm -- I'm humbly asking that it stops. I'm here to do business. That's the reason I've always been here is to do business. I don't do pettiness and I don't plan on starting. So I understand that, like I said, this is an election season and this is when we start to see the foolishness go on. But I -- I don't participate in those things. So please don't try to engage me in that. But other than that, that's all I have for tonight. Thank you.

MAYOR MASTERS: Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Mr. -- the Mayor has to talk.

MAYOR MASTERS: Thank you. I do want to respond. I'm not going to take as long as one of my council people did, maybe four minutes. But those of you who did not see this National Press, please get a picture of it. Donald Trump ordering removal of Barak Obama Highway named back to Old Dixie Highway. As I said, that's fake news. Google it. Don't take my word. And it made National Press. Someone started that rumor. And I think Mr. Davis said he never heard of it. Then when I gave it to him he said he wasn't talking about that. He was talking about the city manager 'cause he has heard about it, he said.

But the -- the last e-mail that I got was that they were going to try to get a city manager before the election date. And I felt that if that was going to happen, that was certainly -- would not have been the -- the right thing to do.

The other thing is Councilwoman stated about the -- her -- the reason why she voted for Barak Obama not to be named the street. She wanted to do something at the Marina like a statue or something. But she also said that she wanted to do something for other black leaders. That's never happened. And if my previous -- if the Councilwoman Pardo was so interested in the blight -- the blight on Barak Obama Highway, she has a vote. Do something about it. And you just got through discussing millions of dollars that you want to put right there. That's Barak Obama Highway. City Hall, that's a -- that's adjacent to Barak Obama Highway. So you can't talk one way, that you want to do all this, but yet you talk about the blight. So I'm -- I'm ashamed of -- of that kind of statement. The other statement that was made about black leaders, I don't know -- black leaders? I don't know what she meant by that. However, it was black leaders who put President Barak Obama Highway there. It was Cedrick Thomas. It was Bruce Guyton. It was KaShamba Miller-Anderson. It was Terence Davis. They voted for it. And one person voted against it. That's a fact. So I guess the four black leaders must have got it all wrong and she got it right. I guess.

Last but not least I want to thank two people for their advocacy as it relates to Corey Jones. There were two council people who went to Washington, D.C. First of all I think it's just a travesty of justice what happened to Corey Jones, point-blank, period. And I want to thank Councilwoman Lynne Hubbard, Councilwoman KaShamba Miller-Anderson who went with us to Congress to ask them to pass a bill that we would never have to face another Corey Jones situation again. Is that right, Miss Hubbard? You were part of that delegation; is that correct?

COUNCILPERSON HUBBARD: I was.

MAYOR MASTERS: Thank you. Thank you for going. Also I want to thank KaShamba Miller-Anderson for going with us to Tallahassee to continue to press the point for justice for Corey Jones. I'm going to stand with Corey Jones' family 'cause it was a shame what happened to him. It could have happened to anybody in any city. That's where I am then, that's where I am now. And I will attend that trial and I will be attending for justice.

Last but not least, as relates to the China trip. If we have any high school students at Suncoast or Inlet Grove that would like to be the first student from Riviera Beach to attend a student exchange -- participate in a student exchange program, you must be a resident of Riviera Beach. And if you are interested, please let us know. We're working on plans for the first one, will be two weeks. Like a summer camp in China. And if you're interested please let our office know right away.

Last but not least -- and that's the last one -- you know, they have -- preachers have seven closings but this is the last one. I want to thank Dr. -- Dr. Julie Botel for her leadership with the ex-felons, fighting to give the ex-felons the right to vote. Because of your leadership and others, we're now able to put that on the ballot, and for the first time in the history of the State of Florida, hopefully this will pass that ex-felons are returning citizens, will have the right to vote. Dr. Botel, we thank you for that. We thank all the women, including you, for participating in the women rights movement in Florida. Thank you for your leadership. Thank you very much.

COUNCILPERSON HUBBARD: Question, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: You -- what -- yes.

COUNCILPERSON HUBBARD: What -- what -- what was the -- tell me about that.

MAYOR MASTERS: The ex-felon?

COUNCILPERSON HUBBARD: Yeah.

MAYOR MASTERS: Yeah. We -- we have -- we had to go out -- they -- she did and others. I didn't. They had to go out and get signatures.

CITY MANAGER HOSKINS: I did.

MAYOR MASTERS: You did? Good. Okay. And others. Had to go out and get thousands of signatures to get it on the ballot. Now that that issue will go on the ballot, Floridians will have the right to vote.

COUNCILPERSON HUBBARD: The League of Women Voters, Mary J. Range and the other -- other organizations that led the charge in collecting and keeping those signatures and that dream alive, if you will, to -- that it did not get shot done before it could get there, I'm just --

MAYOR MASTERS: Yeah.

COUNCILPERSON HUBBARD: -- I -- I just never -- I just never knew that. So -- we're so glad that y'all took part in that. I -- that -- that was something that I didn't know as much and as hard as we went around with the League of Women Voters to get those signatures.

MAYOR MASTERS: Thank you.

COUNCILPERSON HUBBARD: Wonderful. Thank you for all that you did.

MAYOR MASTERS: Thank you, too.

CHAIRPERSON MILLER-ANDERSON: Do we have a motion to adjourn?

ADJOURNMENT

CHAIR PRO TEM DAVIS JOHNSON: Motion to adjourn.

CHAIRPERSON MILLER-ANDERSON: Is there a second?

(CONCLUSION OF SPECIAL CITY COUNCIL MEETING)

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