

**CITY OF RIVIERA BEACH
REGULAR CITY COUNCIL MEETING
SEPTEMBER 5, 2018
6:00 P.M.**

PRESENT AT MEETING¹:

THOMAS A. MASTERS MAYOR MASTERS

CHAIRPERSON TONYA DAVIS JOHNSON DISTRICT 3
CHAIRPERSON DAVIS JOHNSON

CHAIR PRO TEM LYNNE L. HUBBARD DISTRICT 1
CHAIR PRO TEM HUBBARD

COUNCILPERSON KaSHAMBA L. MILLER- ANDERSON – DISTRICT 2
COUNCILPERSON MILLER-ANDERSON

COUNCILPERSON JULIE BOTEL DISTRICT 4
COUNCILPERSON BOTEL

COUNCILPERSON TERENCE “TD” DAVIS DISTRICT 5
COUNCILPERSON DAVIS

CITY MANAGER KAREN L. HOSKINS..... CITY MANAGER HOSKINS

CITY CLERK CLAUDENE L. ANTHONY CITY CLERK ANTHONY

CITY ATTORNEY ANDREW DEGRAFFENREIDT
CITY ATTORNEY DEGRAFFENREIDT

TRANSCRIBED BY:

Legal Transcription, Etc., LLC
931 Village Boulevard
#905-148
West Palm Beach, FL 33409
(561) 429-3816
(561) 584-5044 (fax)
jreitano@legaltranscriptionetc.com

¹ List of City Employees, Public Speakers and Others on Pages 225 and 226

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
CITY COUNCIL MEETING MINUTES
HELD IN THE CITY COUNCIL CHAMBERS
SEPTEMBER 5, 2018 @ 6:00 P.M.**

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

CALL TO ORDER

ROLL CALL

CHAIRPERSON DAVIS JOHNSON: Madam Clerk, roll call, please.

CITY CLERK ANTHONY: Mayor Thomas Masters?

MAYOR MASTERS: Present.

CITY CLERK ANTHONY: Chairperson Tonya Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Here.

CITY CLERK ANTHONY: Chair Pro Tem Lynne Hubbard? [Pause]. Councilperson KaShamba Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Present.

CITY CLERK ANTHONY: Councilperson Julia Botel?

COUNCILPERSON BOTEL: Here.

CITY CLERK ANTHONY: Cou'..., 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...

CITY ATTORNEY DEGRAFFENREIDT: [Clears throat]. Here.

CITY CLERK ANTHONY: ...proceed. [Pause]. You may proceed.

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRPERSON DAVIS JOHNSON: I'd like to stand for a moment of silence, followed by the Pledge of Allegiance, led by Councilwoman Botel. For the record, I'd like to welcome you back.

COUNCILPERSON BOTEL: Thank you.

[Moment of silence]

COUNCILPERSON BOTEL: I pledge allegiance...

ALL: ...to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

CHAIRPERSON DAVIS JOHNSON: ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM, PLEASE FILL OUT A PINK 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 MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT AGENDA. MEMBERS OF THE PUBLIC WILL BE GIVEN THREE 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 IS CONSIDERED.

AGENDA APPROVAL

ADDITIONS, DELETIONS, SUBSTITUTIONS

CHAIRPERSON DAVIS JOHNSON: Madam Manager, are there any additions, deletions or substitutions?

CITY MANAGER HOSKINS: No, ma'am. However, I would like to reorder the Agenda in light of the t'.., the Stonybrook four Items that on.., that are on the Agenda. I would like to move the two Items that are behind the Stonybrook Item, further to the.., before the Items are considered. So, the Item for Recreation & Parks, for the Recreation & Parks Master Plan, which is Item No. 19 and Item No. 20, for Recreation & Parks waiver of fees for.., for municipal beach closure, and municipal beach closure of Ocean Avenue on November 3rd. If you would consider moving those Items up further on the Agenda, because we have.., we'll be considering four Items for Stonybrook tonight.

CHAIRPERSON DAVIS JOHNSON: Items 18, 19 and 20?

CITY MANAGER HOSKINS: Just 19 and 20.

CHAIRPERSON DAVIS JOHNSON: I'm sorry. 19 and 20.

[Inaudible dais comment]

CITY MANAGER HOSKINS: Yes, ma'am.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Who was that?

MAYOR MASTERS: That was me.

COUNCILPERSON BOTEL: And then me.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Yes. How many..., on the Stonybrook, my..., these glasses are not the best. How many Or'.., Ordinances for [stammer]...

COUNCILPERSON DAVIS: Four.

MAYOR MASTERS: ...related to Stonybrook? I see one, but there were two.

COUNCILPERSON BOTEL: Four.

UNK: It's four.

CHAIRPERSON DAVIS JOHNSON: There are four Items, [inaudible].

MAYOR MASTERS: Ord'.., Ordinances.

CITY MANAGER HOSKINS: Four Items. Two...

MAYOR MASTERS: Two? I just see 17, Ordinance, 18 Resolution. I don't see..., 19, 20 Resolution. I don't see an'.., the other Ordinance.

CITY MANAGER HOSKINS: You have...

COUNCILPERSON BOTEL: 16?

CITY MANAGER HOSKINS: ...Item No...

MAYOR MASTERS: Oh, I see it now.

COUNCILPERSON BOTEL: 16, 17.

MAYOR MASTERS: It was at the bottom of the page.

CITY MANAGER HOSKINS: Oh, okay.

MAYOR MASTERS: I'm sorry.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: I would like to add a motion.

CHAIRPERSON DAVIS JOHNSON: Add a motion?

COUNCILPERSON BOTEL: And a discussion Item. Whatever you wanna do, I don't care [inaudible], about asking our insurance company to replace Attorney Bedard.

CHAIRPERSON DAVIS JOHNSON: I put that off, and I asked that it come back to the next meeting because...

COUNCILPERSON BOTEL: Oh okay.

CHAIRPERSON DAVIS JOHNSON: ...of the length of this meeting. So...

COUNCILPERSON BOTEL: That's fine.

CHAIRPERSON DAVIS JOHNSON: ...we'll...

COUNCILPERSON BOTEL: Okay.

CHAIRPERSON DAVIS JOHNSON: ...we'll bring it back at the next...

COUNCILPERSON BOTEL: Thank you.

CHAIRPERSON DAVIS JOHNSON: ...meeting.

COUNCILPERSON BOTEL: Thank you.

COUNCILPERSON MILLER-ANDERSON: I have a question, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: It., I had placed it on there, tried to submit it but it was rejected by Legal?

CITY ATTORNEY DEGRAFFENREIDT: It was.

COUNCILPERSON MILLER-ANDERSON: So., but, you're gonna bring it back the next meeting you said?

CHAIRPERSON DAVIS JOHNSON: Well, I put it off. I have not had a conversation with, with, with Legal, as for their reasons for rejecting it. I did not place it on this Agenda based on the content of this meeting, and I wanted us to be able to get through the meeting.

Mr. Attorney, do you have...

COUNCILPERSON MILLER-ANDERSON: But.., but I.., he.., wasn't the last directive for him to bring back some information? The last.., I mean, I guess we can talk about that later on, but he was supposed to check with the carrier.

CHAIRPERSON DAVIS JOHNSON: He was to bring [stammer]...

COUNCILPERSON MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS JOHNSON: ...information back from the carrier. So, we will...

COUNCILPERSON MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS JOHNSON: ...under his comments, allow him to...

COUNCILPERSON MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS JOHNSON: ...provide that information.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're...

MAYOR MASTERS: In, in, ...

CHAIRPERSON DAVIS JOHNSON: ...recognized.

MAYOR MASTERS: ...in all respect of you asking to be.., for that Item to be placed on the next, on the next Council Agenda, inasmuch as this had been asked to be put on, twice now, once I believe by Council'.., Councilwoman Miller-Anderson, and once by, uh, recently, by Dr. Botel. I would ask, at this time, that there be a ruling from the Council and a vote would be taken to overrule the Chair on this Item and allow a discussion, and allow the motion that Dr. Botel is making to be placed.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, with all due respect, I truly understand your position, however, this is something that is incredibly new to me in that we have had Items that a Chair has not placed on an Agenda, and there has never been a ruling, to my recollection, in the time in which I've been seated, that there is a, a recommendation to overrule the, the Chair. However...

MAYOR MASTERS: Or sustain the Chair. I think that...

CHAIRPERSON DAVIS JOHNSON: I...

MAYOR MASTERS: ...the, the Council has the last word on an Item being not placed on the Agenda.

CHAIRPERSON DAVIS JOHNSON: I'm going to respectfully disagree with you, Mr. Mayor, in that I have requested Items in the past when I wasn't sitting here as Chair, and the, the, the Chairperson set the Agenda with the City Manager. However...

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: ...in respect for the people's time, they have come out to have these matters addressed, and we have loaded the Agenda with Items and it has been most difficult to, to process the Agenda and get through the Items. However, I will defer to my colleagues on this matter. If it is...

MAYOR MASTERS: Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: ...if there is a desire to overrule the Chair in this matter for not having the Item come before us tonight...

CHAIR PRO TEM HUBBARD: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Madam Chair, Mr. Mayor...

MAYOR MASTERS: Yes.

CHAIR PRO TEM HUBBARD: The, the request that we made was for..., to find..., to have the insurance company, or their legal representative, come before us and make their presentation as to their intent toward us and our rights with the contract. I know it might seem that, you know, we've been talking about it for a while and we want to hear it, but based on the relationship we have with the insurance company, I understood that they would come before us themselves at the, at the next meeting, or once it's scheduled to have them here. I don't want to, I don't want to get in the practice of disrespecting, you know, the Chair, and... And, and especially when we've given a directive and we asked that the insurance company would, please come before us and, and we discuss this as a Board directly with the insurance company. If we could wait 'til they get here, you know, I think that that would be a good idea.

[Pause]

CHAIRPERSON DAVIS JOHNSON: [Inaudible]. Are there any other, other comments from the Board.

COUNCILPERSON BOTEL: Mine is a fairly simple motion. I don't think it would require a lot of discussion. I could make the motion, we could vote it up or down.

MAYOR MASTERS: That's right. Thank you.

CHAIRPERSON DAVIS JOHNSON: You know, I respect everyone's position up here, and we discussed bringing this matter back. We discussed having our Attorney provide information, and there just seems to be this go-around to get to having this particular contract, or discussion, brought forward, and that just concerns me a tad bit. However, again, if it is the will of this Board to add that Item, and have that discussion, I think it is premature because we have not gotten the information that we wanted to get. I understand that we are moving forward with whomever..., what, whatever the reason for pushing this so quickly, but I do believe that we..., we provided direction to our Attorney, and so, therefore, our Attorney, should be able to provide us with the necessary responses so that we can come back and make, make an informed decision. But, if, if it's this pleasure of the Board, then so be it.,

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: It's been very clear that we have a Item on the Agenda, but we can allow the Attorney to focus on this matter under his legal update, and if there's a motion to [inaudible], based upon the information that may or may not be here, I would like to entertain the motion at that time. At that time, under legal report.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Any further... Mr. Mayor, you're recognized.

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

MAYOR MASTERS: Okay. Let me just say for the record, there's, there's absolutely no disrespect for the position of the Chair. The parliamentary procedure's clear that, at any given point, the Council can make a decision that's adverse to the opinion of the Chair. And that's parliamentary procedure. But, I will defer to what Councilman Davis said, and once the lawyer discusses whatever, then..., if Dr. Botel, at that time, would be free to make a motion, I'm, I'm sure that could be. We have..., we are known to make motions without them being on the Agenda. Through my tenure, I've seen it happen all the time. It happened with the firing of [stammer] Mr. Evans, it's happened several times, people have put stuff on that wasn't on the Agenda. So, I will refer to Councilman Davis opinion and let it be. But, just for the record, the, the Attorney had two weeks to bring back this report and, and the Attorney is the one that did not allow it to go on the Agenda after being directed by a Councilperson. Two Councilpeople. And, it is the Councilpeople that call the shots, as to this Agenda. It's the, it's the Chair and the City Manager, and if anytime, any one Councilperson disagrees with that, they can challenge the Chair.

Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Okay. Can I...

MAYOR MASTERS: We'll wait, we'll wait 'til that time.

CHAIRPERSON DAVIS JOHNSON: Well, let me just say to, Mr. Mayor, prior to the Item being rejected, based on the information..., based on the Items that were placed [pause] on this Agenda, I made a decision. And I believe that I'm within my right and pow'..., and authority to make that decision. We have been putting this Item, putting these Items, putting these Items. There is a continued action to add Items which, more often than not, lends itself to us not completing business of the City.

MAYOR MASTERS: Okay.

CHAIRPERSON DAVIS JOHNSON: So, that decision was made by me [pause] prior to me seeing the rejection, and I want you to know that for the record.

MAYOR MASTERS: Thank you, Madam Chair. I accept that.

CHAIRPERSON DAVIS JOHNSON: You're welcome.

MAYOR MASTERS: No disrespect to you. At all.

CHAIRPERSON DAVIS JOHNSON: Alright. With that being said, we will move up Item 19 and 20. Are there any disclosures by Council?

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson.

COUNCILPERSON MILLER-ANDERSON: Where are we moving it to? Right above 15?

CHAIRPERSON DAVIS JOHNSON: Madam..., Madam Manager, where would you like to, those Items, please?

CITY MANAGER HOSKINS: If we can move those Items right above [stammer], the public hearings.

CHAIRPERSON DAVIS JOHNSON: So, we will mo'..., we..., right before or after?

CITY MANAGER HOSKINS: Before the public hearings.

CHAIRPERSON DAVIS JOHNSON: So, immediately after the presentation of the award...

CITY MANAGER HOSKINS: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: ...for budget? So, we'll move it before 14?

CITY MANAGER HOSKINS: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: So, that will be Items 19 and 20. Madam Clerk, how will you number those? How will you...

CITY CLERK ANTHONY: Madam Chair, they will keep the same numbers.

CHAIRPERSON DAVIS JOHNSON: Okay. So, Items 19 and 20 will be moved before Item 14.

DISCLOSURES BY COUNCIL

CHAIRPERSON DAVIS JOHNSON: Are there any disclosures?

COUNCILPERSON MILLER-ANDERSON: Yes, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I spoke with the representatives from Millenia, as well as the tenant's union, residents and others that came with them.

CHAIRPERSON DAVIS JOHNSON: Any...

COUNCILPERSON MILLER-ANDERSON: For the...

CHAIRPERSON DAVIS JOHNSON: ...others?

COUNCILPERSON MILLER-ANDERSON: ...Stonybrook Item.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: I also spoke with representatives from the tenant's union, and with Millenia.

CHAIRPERSON DAVIS JOHNSON: Any others?

COUNCILPERSON DAVIS: Madam Chair?

CHAIR PRO TEM HUBBARD: I have [inaudible], Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you. I spoke with the residents, members of the tenant union and members., and representatives of Millenia. I said Molina Healthcare [chuckle]. Millenia, the property managers[inaudible] .

And that'd be all.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem?

CHAIR PRO TEM HUBBARD: Yes. I've spoken with the resi'.., the residents, members of the tenant union and I spoke to the persons from Millenia.

CHAIRPERSON DAVIS JOHNSON: Thank you. I spoke, for the record, I spoke to representatives from Millenia, and I also toured three properties.

COUNCILPERSON MILLER-ANDERSON: Pull your microphone up [inaudible]. It's low.

CHAIRPERSON DAVIS JOHNSON: I also toured three properties in Cleveland, Ohio while I was there. Motion to adopt the Agenda.

MAYOR MASTERS: Madam Chair, I was waiting for you to look this way.

CHAIRPERSON DAVIS JOHNSON: Oh, I'm sorry.

MAYOR MASTERS: Yes. I have, I have several di'.., disclosures. I have not spoken first to members.., I'm sorry, of Millenia, or members of the, the tenants association. Did not want to be bias by either group but to have my own independent thinking. As you travelled and went to Cleveland, I did, I had the chance to go to Cleveland but Memphis, Tennessee is all over the map as it relates to Millenia. Wish you woulda.., could've gone there as well. But, I do wanna disclose that I had the opportunity to attend the funeral service for Aretha Franklin.., Reverend Franklin, C.L. Franklin, a good friend of mine, member of the family since then and our relationship and I was able to attend. And, of course, on my own dime, which is not much, but I was blessed by God to go...

[Inaudible] comment]

MAYOR MASTERS: ...and spend my own funds. While I was there, I had the opportunity to speak to Fantasia, and I've been in discussions with her as it relates to coming to Riviera Beach, which she has agreed to come. We are still gonna work out the details of her trip. She's never gone to.., has never come to Riviera Beach but I did have the pleasure, several years ago, giving her the key of the City from Riviera Beach at Redemptive Live, when Bishop Ray brought her to West Palm Beach. While en route.., I do, do need to disclose two other things. While en route to Detroit, Miami, I had the opportunity to speak to the Taiwan officials, and they have invited me to come and participate, in, in a Taiwan celebration, and they're coming, coming to the City to visit, and see if we can start some kind of mutual relationship between Taiwan and Riviera Beach, as it relates to tourism. And I also spoke to the Haitian, the Haitian tourism delegation in Fort Lauderdale. That was City business but it was on my dime because I was in Miami and I wanted to go do it while I was there. So, I wanna disclose that.

Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Mhmm.

ADOPTION OF AGENDA

CHAIRPERSON DAVIS JOHNSON: Motion to adopt the Agenda, please.

COUNCILPERSON BOTEL: So moved.

CHAIRPERSON DAVIS JOHNSON: I heard it...

COUNCILPERSON DAVIS: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

COMMENTS FROM THE PUBLIC ON CONSENT AGENDA (THREE MINUTES LIMITATION)

CONSENT AGENDA

CHAIRPERSON DAVIS JOHNSON: 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.

CHAIRPERSON DAVIS JOHNSON: Motion to approve Consent.

COUNCILPERSON DAVIS: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Clerk, do we have any public comment cards?

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards on the Consent Agenda. The acceptance of public comment cards for the Consent Agenda is now closed.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

MINUTES

1. **MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD JULY 16, 2018.**
2. **MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD JULY 17, 2018.**
3. **MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD JULY 30, 2018.**
4. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD AUGUST 1, 2018.**
5. **MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP HELD AUGUST 6, 2018.**

6. MINUTES OF THE CITY COUNCIL BUDGET WORKSHOP HELD AUGUST 7, 2018.

CITY CLERK CLAUDENE ANTHONY (561)845-4090

RESOLUTIONS

- 7. RESOLUTION NO. 88-18 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA AND THE CITY OF RIVIERA BEACH, FLORIDA; ACCEPTING FUNDING IN THE AMOUNT OF \$238,499 FOR THE CONTINUATION OF REENTRY SERVICES FROM OCTOBER 1, 2018 TO SEPTEMBER 30, 2019; AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO SET UP A BUDGET FOR THE SAME AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

CITY MANAGER KAREN HOSKINS (561) 845-4010

REENTRY COORDINATOR O. BULLARD (561)840-3124

- 8. RESOLUTION NO. 89-18 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, HONORING FIFTY (50) YEARS OF MUNICIPAL HOME RULE IN THE STATE OF FLORIDA AS ESTABLISHED IN THE FLORIDA CONSTITUTION AND COMMITTING TO AN EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT; AND PROVIDING AN EFFECTIVE DATE.**

CHAIRWOMAN TONYA DAVIS JOHNSON (561) 845-4095

- 9. RESOLUTION NO. 90-18 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING PAYMENT OF PER CAPITA MEMBER DUES TO THE PALM BEACH TRANSPORTATION PLANNING AGENCY COMMENCING IN FISCAL YEAR 2019 AND EVERY YEAR THEREAFTER; AND PROVIDING AN EFFECTIVE DATE.**

CITY MANAGER KAREN HOSKINS (561) 845-4010

- 10. RESOLUTION NO. 91-18 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE AGREEMENT FOR TRAFFIC CONTROL JURISDICTION BETWEEN THE CITY OF RIVIERA BEACH POLICE DEPARTMENT AND TURTLE CAY; AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

INTERIM POLICE CHIEF MICHAEL MADDEN (561) 845-4130

COMMUNITY BENEFITS REQUESTS ON CONSENT

11. **FIRST BAPTIST CHURCH COMMUNITY DEVELOPMENT CORPORATION - \$650 - MAYOR THOMAS MASTERS - FOR THE HOMELESS FOOD SERVICE AND CLOTHING PROGRAM.**

12. **SUITS FOR SENIORS - \$500 - COUNCILWOMAN KaSHAMBA MILLER-ANDERSON - FOR MENTORING PROGRAM.**

END OF CONSENT AGENDA

UNFINISHED BUSINESS

PETITIONS AND COMMUNICATIONS FOR FILING

CHAIRPERSON DAVIS JOHNSON: Any petitions and communications for filing?

CITY CLERK ANTHONY: None.

AWARDS AND PRESENTATIONS

CHAIRPERSON DAVIS JOHNSON: Awards and presentations.

13.

CHAIRPERSON DAVIS JOHNSON: Item No. 13.

CITY CLERK ANTHONY: FISCAL YEAR 2018 BUDGET AWARD PRESENTATION

COUNCILWOMAN KASHAMBA MILLER-ANDERSON (561) 845-4095

CITY CLERK ANTHONY: Madam Chair, we do have a public comment card on this Item. The acceptance of public comment cards for this Item is now closed.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: For this particular Item here, I would like for Jeremy Ring to come up. He has the actual plaque award.., the budget award presentation. And he will explain what this presentation and award is all about.

CHAIRPERSON DAVIS JOHNSON: Thank you. Good evening, sir.

MAYOR MASTERS: Good evening, sir.

COUNCILPERSON BOTEL: Good evening.

MR. J. BAKER: Good evening. My name's Jeremy Baker. I'm the past president of the Palm Beach Chapter of the Florida Finance Officers Association. The current president, Leslie Harmon, was not able to be here this evening. I am honored to be here today on behalf of the Government Finance Officers Association to present the Distinguished Budget Presentation Award to the City of Riviera Beach.

The Distinguished Budget Presentation Award program has been in operation since 1984. The purpose of the program is to encourage governments to prepare budget documents of the highest quality for the benefits of citizens, and other parties, with a vital interest in the budget process. During the program's existence, it has gained widespread recognition amount public sector budget professionals as an important indicator of a government's commitment to be accountable to its stakeholders. To earn the Distinguished Budget Presentation Award, the City had to substantially conform to the program's demanding criteria, which incorporate the guidelines of the National Advisory Council on state and local budgeting. This is not the first time that the City has received this honor. Rather, today's presentation marks the first time since 1992 that the City has received the Distinguished Budget Presentation Award. The Award reflects the professionalism, commitment and hard work of numerous individuals including, Randy Sherman, your Director of Finance and Administrative Services, Deirdre Jacobs, Lydia Reynolds and the entire Finance Department. It also reflects on the high degree of dedication, leadership and guidance of the City Council and the former City Manager, Jonathan Evans. The Government Finance Officers Association hopes that this award to the City of Riviera Beach, will serve as an example and encourage others to strive for the same high standards in their own budgeting documents.

Therefore, it's my privilege, on behalf of the Government Finance Officers Association to present this award to the City of Riviera Beach.

COUNCILPERSON DAVIS: Thank you, thank you.

[Applause]

MAYOR MASTERS: Madam Chair, can we all take a picture with this award? Since it's twenty-four years late coming.

[Chuckles]

MAYOR MASTERS: Thank you, Madam Chair.

COUNCILPERSON DAVIS: Who's gonna snap it?

MAYOR MASTERS: Twenty-six years?

UNK: Oh gosh.

UNK: Probably [inaudible].

COUNCILPERSON DAVIS: [Inaudible]. Who's gonna snap?

MAYOR MASTERS: You are you're a great photographer.

[Inaudible chatter]

[Members pose for picture]

UNK: Congratulations.

[Chatter returning to seats]

MAYOR MASTERS: Madam Chair?

COUNCILPERSON MILLER-ANDERSON: I'd just like to say thank you.

MAYOR MASTERS: Oh, sorry.

COUNCILPERSON MILLER-ANDERSON: ...And I apologize, Mr. Baker. I said Ring, I don't know where that came from. But, thank you so much.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: I would just like to say congratulations to our City, Riviera Beach, once again proving as we work together as a team, that we're doing some great things in this City. To all our department heads who participated in the budget process, and all those who supported him to work with the City Manager at the time and all of our Council who made some recommendations as well, and made decision on this great effort. This effort could not be done without us working together.

UNK: Amen.

COUNCILPERSON DAVIS: And this need' to be something, once again, that.., this is not just the first time that, like was stated, this is the second time that we have made this accomplishment and that need' to be praised, amongst us as an entire City, and everyone on this Board.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: [Stammer], you said that was twenty.., how many years?

MR. J. BAKER: Twenty-six.

MAYOR MASTERS: Twenty-six years. I certainly want to, to thank the Finance Department and the department heads for their recommendations. Twenty-six years is a long time. The second time.., and first time in twenty-six years and I believe in leadership, I believe that it starts form the top. And, at that time, I, I certainly want to give the leader of the City, at that time, Mr. Jonathan Evans, credit for his...

[Applause]

[Pause]

MAYOR MASTERS: ...for his leadership, for this effort and putting Riviera Beach on a map with few cities in the United States getting this kind of recommendation. I think, I think it's less than 200, in the entire United States. So, can we give Mr. Evans a hand, please, a thank you?

[Applause]

MAYOR MASTERS: Thank you. Thank you, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk, Item No. 19, please.

CITY CLERK ANTHONY: Madam Chair, we did have a public comment card on...

CHAIRPERSON DAVIS JOHNSON: Oh...

CITY CLERK ANTHONY: ...that Item.

CHAIRPERSON DAVIS JOHNSON: One public comment...

CITY CLERK ANTHONY: Andre Henderson.

MR. A. HENDERSON: [Inaudible].

MAYOR MASTERS: [Chuckle].

MR. A. HENDERSON: First of all, I'd like to thank the City.., or, or congratulate the City for receiving such a distinguished honor.

Without trying to be to negative, I just thinks.., when you talk about malfeasance to take this award without Jonathan Evans here...

[Inaudible audience comment]

MR. A. HENDERSON: ...ya'll got a problem. This is an optical, um, what's the word can I use? The optics of this just stinks. There's no other word for it. Everybody out here hears it, they see it. This is Jonathan Evans' award. You fired him and you sit.., you have the nerve to sit here and take this award. Ms. Botel and Ms. Miller, I know you guys didn't

have nothin' to do with this, but the rest of ya'll up there, ya'll got some issues. I think, when you take this award like this, I'm saying this straight to you, you claim..., you, you say things about people, you can't back it up, then when it comes out, you take the, you take the blame..., you take the, the honor for it. Excuse me, Mrs. [stammer] Hoskins, I know you weren't here. Obviously, you couldn't be if he was here. So this is not directed towards you three, but the rest of you, I'm, I'm putting you on blast. You're wrong. And, like I said, you..., there's no..., you cannot accept this award, but you fired Jonathan Evans,. And you accept the award in his behalf, to me, that just doesn't sit right. When people see that, it just..., it seems as though you're taking somebody else's honor. In the military, we call that stolen honor. Whenever you take somebody's rank, or somebody's award and they don't deserve it, it's called stolen honor.

[Inaudible audience comment]

MR. A. HENDERSON: And I'm saying Terence Davis, Hubbard and Ms. Johnson stole, stole the honor of, of Jonathan Evans tonight. He deserved to be here, sittin' right in that seat, along with the rest of you. You shoulda never fired him. When you talk about malfeasance, no, I'm not lettin' this one go. I don't care what the case may be, whatever you say about me, I'm lettin'.., I'm, I'm staying on this one. You're wrong.

Thank you.

COUNCILPERSON DAVIS: Madam Chair?

[Inaudible audience comment, applause and cheers]

COUNCILPERSON DAVIS: No, no, no. Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you so much. What I would like to say that, the award was for the City of Riviera Beach. We are recognized, everyone who participated...

[Inaudible comment]

COUNCILPERSON DAVIS: ...in this level of approving the City budget workshop. What I would like to say is, once we started these budget readings and recommendations, there were some items on the budget in June 24th and June 28th that I wish some folks coulda been here to see, and I will commend Councilperson Hubbard who'll get ridiculed for saving so many jobs in this City because if that Item woulda landed on the budget and been approved, we would've never seen this award. And, that's the fact. And we fight hard, even when it's not popular to do the right thing, there's a lotta decisions that are being made that the media won't show. I'm sorry that this young man wasn't here for the budge meeting, but [inaudible] June 24th and June 28th, there was a recommendation to eliminate three departments and privatize the City. And Ms. Hubbard fought hard and led the charge on that and we all followed as a team. That was a recommendation that came to the gentleman that you spoke about. But, we do give credit 'cause he participated in the process, even though he recommended deleting some of the jobs. But it's the City

that received that award. The City. And we give kudos to everyone who participated. We have to be positive, when knowing all the information.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Commissioner Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I just want to correct the record about the June 24th and 28th. I don't recall what that was and what those department' were..., departments were to be eliminated. That is not something that I was made aware of. So, I would have remove myself from that comment 'cause that is not something that we had a discussion about.

[Inaudible dais comment]

COUNCILPERSON MILLER-ANDERSON: And I'm just speaking for myself. So.

[Inaudible comment]

COUNCILPERSON MILLER-ANDERSON: You.., that's the end I have.., that's all I have to say.

CHAIR PRO TEM HUBBARD: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

COUNCILPERSON DAVIS: Be straight.

CHAIR PRO TEM HUBBARD: Madam, Madam Chair...

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem.

CHAIR PRO TEM HUBBARD: I would.., as a point of clarification, and, and to set the record straight, part of the Parks & Recreation Department, Community Development, that's already brought in \$9,000,000 this year were two of the departments that were going to be privatized, and who does that?

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

CHAIR PRO TEM HUBBARD: So that.., those.., those were two money...

[Inaudible comment]

CHAIR PRO TEM HUBBARD: ...making depart'.., one was for.., just.., for the, for the sake of our community, we need our Recreation Department, and for our children and shouldn't've been privatized. A, a department that makes \$9,000,000, like Community Development has brought in, that should not have been.., that should not have been privatized. And yes, those things could have been sanked into, into our budget. So, no..,

so no. That, that was discussed, those were..., those things were proposed, and can you imagine the number of persons that would have lost their jobs.

So, that's what I remember being discussed. So, I wanna go on record as saying that.

CHAIRPERSON DAVIS JOHNSON: Since we're going on the record, I was not a part of the vote to terminate Mr. Evans...

MR. A. HENDERSON: I apologize.

CHAIRPERSON DAVIS JOHNSON: ...and that needs to be clear.

COUNCILPERSON DAVIS: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: So, for the record, that clarity is made.

19.

CHAIRPERSON DAVIS JOHNSON: Item No. 19, Madam Clerk. Well, we had a public..., that public comment is done. Item No. 19, please.

CITY CLERK ANTHONY: RESOLUTION NO. 93-18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AUTHORIZING STAFF TO NEGOTIATE BEST AND FINAL OFFER WITH AECOM TECHNICAL SERVICES, INC. FOR THE CONDUCTING OF THE PARKS & RECREATION MASTER PLAN, RFP 95218-3, AND PROVIDING AN EFFECTIVE DATE.

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards on this Item. The acceptance of public comment cards on this Item is now closed.

COUNCILPERSON DAVIS: So moved.

CHAIRPERSON DAVIS JOHNSON: Is there a moti'..., is there a second?

CHAIR PRO TEM HUBBARD: Second.

CHAIRPERSON DAVIS JOHNSON: It's motioned and properly second.

CITY MANAGER HOSKINS: Madam Chair, we have Parks & Recreation Director Richard Blankenship here to address any questions that you may have.

PARKS & RECREATION DIRECTOR BLANKENSHIP: Good evening, Mayor and Council. Richard Blankenship, Parks & Recreation Director, here to answer any questions you may have about this Item.

CHAIRPERSON DAVIS JOHNSON: Are there any...

[Inaudible dais comment]

CHAIRPERSON DAVIS JOHNSON: ...questions on Item No. 19 for Mr. Blankenship?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you. Mr. Blankenship, could you please tell folks what this mean'.., and when the last time we had one of these brought before the Board and approved?

PARKS & RECREATION DIRECTOR BLANKENSHIP: I think the last Master Plan was in 2006 or '07.

COUNCILPERSON DAVIS: Mhmm.

PARKS & RECREATION DIRECTOR BLANKENSHIP: This will be a more extensive Master Plan. It will be a lotta public input. It'll take about nine months to complete. We'll.., there'll be surveys, there'll be meetings, there'll be stakeholder meetings, and we'll come out with a plan.., with an implementation plan, and with a funding strategy so we, we can.., we'll have a roadmap for about twenty years.

COUNCILPERSON DAVIS: Okay. Thank you. I just think that it's, it's great to have an instrument in place to know where our community is going. When you hear recreation, you thing of play but it also, believe it or not, plays a role with leisure play, as well as an opportunity to bring the community together economically, because recreation has a lotta water sports, different activities that has some job creation opportunities and exposure to our community. That a Master Plan would show a lot of the opportunities that we missed out upon. It's great that we're doing great things in our community, but we're more than just sports, we also have an opportunity to play different roles, or different levels, sports from a professional development standpoint and having the right facilities as we move forward in the 21st Century. It's very important to all of us in this community, and once again, you have a wonderful Item on the Agenda that's really puttin' Riviera Beach in the right position in Palm Beach County.

CHAIRPERSON DAVIS JOHNSON: Are there any additional questions or comments for Mr. Blankenship? [Pause]. Madam Clerk.

RECORDS SPECIALIST SMITH: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

RECORDS SPECIALIST SMITH: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

RECORDS SPECIALIST SMITH: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

RECORDS SPECIALIST SMITH: Chair Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

RECORDS SPECIALIST SMITH: Chairperson Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

RECORDS SPECIALIST SMITH: Thank you.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Just, just a quick question. Are we employing our timing system anymore?

CHAIRPERSON DAVIS JOHNSON: We are.

COUNCILPERSON BOTEL: Thank you.

20.

RECORDS SPECIALIST SMITH: You ready for Item 20?

CHAIRPERSON DAVIS JOHNSON: Item 14. Oh, 20. I'm sorry.

RECORDS SPECIALIST SMITH: RESOLUTION 94-18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AUTHORIZING THE WAIVER OF RENTAL FEES FOR THE MUNICIPAL BEACH AND AUTHORIZING THE TEMPORARY CLOSURE OF NORTH OCEAN AVENUE FOR THE CROSSFIT EVENT ON NOVEMBER 3, 2018, FROM 6:00 A.M. UNTIL 8:00 P.M., AND PROVIDING AN EFFECTIVE DATE.

COUNCILPERSON DAVIS: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second.

PARKS & RECREATION DIRECTOR BLANKENSHIP: Good evening...

CHAIRPERSON DAVIS JOHNSON: Good evening.

PARKS & RECREATION DIRECTOR BLANKENSHIP: ...Council, Mayor. Richard Blankenship again.

This is.., we're excited to bring this Item and this is a unique event that's gonna occur in Riviera beach. My understanding is the event is already sold out, so there'll be a lot of individuals in town from all over the country. The uniqueness of this event is that it's, it is a beach. It's not on the beach, but it's in the beach park. So, we're very excited to be able to host this and are already getting some interest in hosting bigger multi-day events like this, at the beach park. We've met with the management of the mall just to make sure they knew what was going on and what they could expect that day. The producers of the event are not bringing any food or beverage in, they're directing everything to the, to the mall and its, and its vendors. So, it should be a great day for Riviera Beach.

And I'll answer any other questions you may have.

CHAIRPERSON DAVIS JOHNSON: Are there any questions for Mr. Blankenship?

CHAIR PRO TEM HUBBARD: Mr... Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: The.., in your recommendation of waiving the rental fees is because?

PARKS & RECREATION DIRECTOR BLANKENSHIP: Well, we [stammer]. We would like to give an incentive for the produce'.., the producer doesn't have to come here and do this.

CHAIR PRO TEM HUBBARD: Mhmm.

PARKS & RECREATION DIRECTOR BLANKENSHIP: That's a.., I mean, the, the, the fees you're waiving are about \$750.

CHAIR PRO TEM HUBBARD: Okay.

PARKS & RECREATION DIRECTOR BLANKENSHIP: The economic impact of the event on the City is gonna be about \$250,000. So, if we can throw a little bone to them to waive the fees, close the road, then we're more likely to get 'em back and get bigger events and more economic impact.

CHAIR PRO TEM HUBBARD: Okay. Thank you.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: Thank you. Will you be videotaping this event,...

PARKS & RECREATION DIRECTOR BLANKENSHIP: Oh, it...

COUNCILPERSON BOTEL: ...'cause I'll be away and...

PARKS & RECREATION DIRECTOR BLANKENSHIP: It...

COUNCILPERSON BOTEL: ...I wanna see it.

PARKS & RECREATION DIRECTOR BLANKENSHIP: It'll actually be televised.

COUNCILPERSON BOTEL: Ok good.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Commissioner..., Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: When we decide to provide a waiver for the fees, do we just randomly do this, or what do we take into consideration when we're...

PARKS & RECREATION DIRECTOR BLANKENSHIP: Well, the only fees that are being..., we're asking to be waived are the rental fees. They're still gonna have to pay for police pro'..., police details, if there..., if, if we..., if it's determined that there needs to be a, a fire rescue unit on site, they'll have to pay for that. That's the only fees they..., the only fees we're waiving are rental. And, I bring it, you know, again, as a, a means of attracting others to come into town and spend their money knowing that we're willing to work with them. We're showing some cooperation and some collaboration.

COUNCILPERSON MILLER-ANDERSON: Alright. Okay. Thank you.

CHAIRPERSON DAVIS JOHNSON: Anything further from Council? [Pause]. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

PARKS & RECREATION DIRECTOR BLANKENSHIP: Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you, Mr. Blankenship.

PUBLIC HEARINGS

CHAIRPERSON DAVIS JOHNSON: Public hearings.

14.

CITY CLERK ANTHONY: Item No. 14.

CITY CLERK ANTHONY: RESOLUTION NO. 92-18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING AN APPLICATION FROM FLORIDA POWER & LIGHT FOR SITE PLAN APPROVAL TO CONSTRUCT A SINGLE STORY 3,500 SQUARE FEET IN-FLEET SERVICE BUILDING FOR INDUSTRIAL USE ON 15.71 ACRES OF INDUSTRIAL LAND AT 2460 PORT WEST BOULEVARD, IDENTIFIED BY PARCEL CONTROL NUMBER 56-42-42-36-33-000-0000, WHICH IS LOCATED APPROXIMATELY .12 MILES EAST OF THE INTERSECTION AT MILITARY TRAIL AND PORT WEST BOULEVARD, AND PROVIDING AN EFFECTIVE DATE.

INTERIM DEVELOPMENT SERVICES DIRECTOR JEFF GAGNON (561) 845-4060

CITY CLERK ANTHONY: Madam Chair, we have one public comment card on this Item. The acceptance of public comment cards on this Item is now closed.

CHAIRPERSON DAVIS JOHNSON: Is there a motion?

CHAIR PRO TEM HUBBARD: So moved.

COUNCILPERSON BOTEL: Second..

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Manager.

CITY MANAGER HOSKINS: Madam Chair, we have Interim Development Services Director Jeff Gagnon here to give a brief presentation.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes. Thank you, Madam Manager. Jeff Gagnon, Acting Director of Dev'.., Development Services. As read into the record, this is for a Site Plan approval for FPL's existing site on Port West Boulevard. In total, the parcel is approximately, almost sixteen acres in size, just under

that. The building that's being proposed is approximately 3,5000 square feet. So, you have before you an aerial view of the site. The land use is industrial, zoning is general industrial. So, this is the same parcel. Again, just under sixteen acres. As far as existing building footprint on site, approximately 13,000 square feet. This would add an additional 3,500 square feet in building area.

So, you have within the backup material, Exhibit A, which is the Site Plan. It's, it's small on the screen, but this is the building footprint and the Site Plan is actually so large it's broke into two sheets. So, this is Sheet No. 1 of 2. An ingress and egress to the site is [inaudible] Port West Boulevard. Both, ingress and egress around the rotary. And, just for the record, this is Sheet 2, which isn't truly impacted by this development proposal. So, as previously stated, this is an industrial area of the City. The, the building itself is for industrial use for fleet services. So, this is an elevation of the building that's proposed.

And City Staff recommends Council approval of this application. The Planning & Zoning Board also recommended approval unanimously, on August 9th of this year. The following conditions of approval would apply if City Council chooses to proceed with approval. The first condition is a two year landscaping performance bond for 110% of the value of landscaping irrigation. The second condition is construction and landscaping improvements must be initiated within eighteen months of the effective date of this Resolution. Condition three is, City Council authorizes City Staff to approve future amendments to the Site Plan administratively, so long as the Site Plan does not deviate greater than 5%, or a 1,000 square foot increase, whichever is less from the originally improved Site Plan. Condition number four, this development must receive C.O. from the City for all buildings and units approved within five years. Condition five, all future advertising must state that the development is located in the City of Rivera Beach. Condition six is that this Resolution shall supersede any previous site plan approval Resolutions associated with this property.

And also, for the record, the agent for FPL is present as well, Ms. Walters is here and I'm here to answer any additional questions you may have.

CHAIRPERSON DAVIS JOHNSON: Any questions from Council?

COUNCILPERSON DAVIS: No.

CHAIRPERSON DAVIS JOHNSON: No questions from Council?

COUNCILPERSON MILLER-ANDERSON: No.

COUNCILPERSON BOTEL: No.

CHAIR PRO TEM HUBBARD: No.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

MR. F. LOZMAN: I have a card in.

UNK: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: One?

CITY CLERK ANTHONY: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Public comment, please.

CITY CLERK ANTHONY: Fane Lozman.

MR. F. LOZMAN: Fane Lozman, 5101 North Ocean Drive, and a few other lots in Singer Island.

Every time I come to this meeting, I tell the City Manager, where is the permanent director for..., to run the department that Interim Director Mr. Gagnon's running for what, going on two years now? No other City in South Florida has anybody be an Interim more than a few months. Your job is to get a replacement and put somebody in there. Why, every time do I come here, is this guy doing this presentation? Are you gonna make him permanent director, make him permanent director, but don't make an Interim, Acting Interim acting, it's embarrassing to the City and you're not doing your job continuing to let him to be here.

Now, it seems the only person on that Council that understands what I'm gonna talk about now is Ms. Hubbard. Ms. Hubbard understands when you add more density to a lot, it creates more of an impact on the infrastructure in that area, more sewage demands, more road demands, more electrical demands. Somebody needs to pay for that. It is not the taxpayers that pay for that. In every other City, it's an impact fee. The person that wants to build the new building on their site, they pay an impact fee. He doesn't have a clue what an impact fee is. I don't think you have a clue either. But Ms. Hubbard has a clue. And this Council needs to have a workshop to determine, when we have new infrastructure coming in, that's more wear and tear on the roads, on the sewers, on City services. If you have..., depending on what it could be, it could be more police, more fire, you don't know. Other cities, you pay money to do that. All these projects come in here all the time, I don't see one comment about impact fee. Landscaping bond, who cares about a landscaping bond? If you have a fleet service building coming in here, with who knows how many big electrical trucks, or whatever, they're gonna wear out the roads. Why is it the taxpayers duty to pay to fix that? Impact fee. Ms. Hubbard, she, she mentioned it over the years and people look at her like, 'Oh, well, she don't know what she's talking about.' She knows exactly what she's talking about. You guys don't know what you're talking about 'cause you don't care. You're not taxpayers up there. Ms. Hoskins, do you live in the City? I expect to see impact fees for any industrial building that's built in this City. I wanna understand what the impact is, I want a traffic study, I wanna understand what exactly is going on. How many vehicles are coming in and outta here? What's the condition of the road? You wanna build a new building, build a new road going down there.

I mean, it's ridiculous. And get somebody that understands what he's doing. Repeatedly, people have talked about he doesn't know what he's doing, this man, and

nothing happens. He's still Interim Director. I want an answer before tonight is over, when are we gonna have a replacement for Mary McKinney? How many years has she been gone now? Two years? And he's still Interim? When are we gonna have a new Police Chief? Is he still Interim too? What does interim mean? Interim means for a little period of time, it doesn't mean 'til the end of time, it doesn't mean for years on end. But it's, it's just frustrating...

[Timer]

MR. F. LOZMAN: ...to see what gets pushed through here.

CITY MANAGER HOSKINS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Madam Manager.

CITY MANAGER HOSKINS: The City does collect impact fees for public buildings, police, fire, Parks & Recreation, library, roads.

[Inaudible dais comment]

CITY MANAGER HOSKINS: And, year to date, we've collected approximately \$600,000 in impact fees. The impact fee Ordinance has been in effect for the last twelve years, or longer.

CHAIRPERSON DAVIS JOHNSON: Mhmm.

CITY MANAGER HOSKINS: Thank you.

CHAIRPERSON DAVIS JOHNSON: You're welcome. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

[Inaudible dais whisper]

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

ITEMS TABLED

CITY CLERK ANTHONY: Madam Chair, the next four Items are tabled, and a motion is required to take them..., take each of them off the table.

CHAIRPERSON DAVIS JOHNSON: Okay. Motion to remove Item 15 from the table.

COUNCILPERSON BOTEL: So moved.

UNK: Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: RESOLUTION NO. 87-18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION ASSOCIATED WITH THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING, JR. BOULEVARD, PARCEL CONTROL NUMBER 56-43-42-06-000-0090, COMMONLY KNOWN AS THE STONYBROOK APARTMENTS, PROVIDING SPECIFIC CONDITIONS OF APPROVAL AND PROVIDING FOR AN EFFECTIVE DATE.

INTERIM DEVELOPMENT SERVICES DIRECTOR JEFF GAGNON (561) 845-4060

CITY CLERK ANTHONY: Madam Chair, we do have public comment cards. The acceptance of public comment cards for this Item is now closed.

CHAIRPERSON DAVIS JOHNSON: Is there a motion?

CHAIR PRO TEM HUBBARD: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Manager.

CITY MANAGER HOSKINS: Madam Chair, we have Interim..., or Acting Director Jeff Gagnon here to speak on this Item. But first, let me give you just a summary of the unsafe building abatement process that occurred with Stonybrook, and I'll start from the beginning.

CHAIRPERSON DAVIS JOHNSON: Okay.

CITY MANAGER HOSKINS: On July 11, 2018, the City's Building Official conducted an inspection of..., at Stonybrook. She was accompanied by other building..., by other Building Official Staff and Code Enforcement. On July 17th and 18th, the Building Official conducted a reinspection of Stonybrook. Based on the inspection and reinspections on July 27th, the Building Official issued a Notice of Violation for the above-described property under Section 22-35 of the Code of Ordinances. Abatement of unsafe buildings, which was properly served on the property owner, GMF Stonybrook, LLC, Millenia Companies as the management company, and the mortgagor.

UNK: Sorry about that.

CITY MANAGER HOSKINS: Millenia Companies obtained an authorization letter from the owner to represent the owner in the unsafe process. At the request from the City for a hearing date, and a request from Millenia's attorney for a hearing date, the parties agreed to a hearing date on August 30, 2018. At the hearing, there were fifty-nine units at issue. The City Special Magistrate, Corey Smith, Esquire presided over the hearing. The City presented its evidence through the City's Building Official, and Millenia presented its evidence through a certified mode assessor, a licensed building inspector, a general contractor and a regional property manager. The hearing lasted for over five hours with the following results.

[Inaudible audience comment]

CITY MANAGER HOSKINS: Four contested units from the building...

[Inaudible audience comment]

CITY MANAGER HOSKINS: ...from Building A, were found...

CHAIRPERSON DAVIS JOHNSON: One moment, please. Order, please. Order.

CITY MANAGER HOSKINS: Four [stammer], four contested units from Building A were found by the Special Magistrate to be safe for habitation. The City agreed to stipulate to twenty-five units being safe for habitation, based on information to be, be submitted by each of Millenia's witnesses as to the environmental issues, general habitation issues, and other noted issues from the Notice of Violation being addressed and cleared from each unit. The City and Millenia agreed to return to a hearing on eighteen other units that Millenia agreed were not yet ready for reinspection as of the date of the hearing. For example, ten would be ready in approximately five business days, and eight would be ready in approximately four weeks. Millenia agreed to stipulate to twelve units not to be reoccupied until cleared by the City's Building Official and/or a Special Magistrate.

Ultimately, twenty-nine units are, or will likely be cleared of red tags. Thirty are still undergoing repairs, or will not be reoccupied and remain to be addressed. Because of the actions of the Building Official and Staff, Millenia has corrected issues at the property, and is continuing to correct the issues. The Building Official and Staff, will continue to pursue the unsafe building process until all issues have been addressed.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you. Mr. Gagnon. Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Thank you, Madam Chair.

As previously read into the record, this is a Resolution associated with the Site Plan for redeveloping the Stonybrook site. It's addressed as 1555 Dr. Martin Luther King, Jr. Boulevard. This is an aerial view of the site, taken from the property appraiser's website, and this is zoomed in to the same aerial. Just for the record, we do have four associated Items, this is for the Site Plan. We also have an Ordinance associated with abandonment of the right-of-way, which runs in the center of the site. We have an Ordinance that is to, potentially, going to modify our parking requirements associated with affordable housing, and we also have a settlement agreement up for discussion in regards to existing Code Enforcement liens. So, I just wanted to put that on the record before any action was taken by Council on the Site Plan itself.

So, within the backup material, you have Exhibit A, which is the Site Plan. For the record, this is your site survey, and this is your Site Plan. So, that's attached to the Resolution as Exhibit A. The landscape plan is actually in three portions, which is, I believe, Exhibit B to the Resolution. So, this is the northern [stammer], the northernmost portion of the landscape plan. This is the central portion, and the southernmost. Also, Exhibit C, associated with the Resolution, is the building elevations. So, I'll run through the elevations proposed. These are for the residential units. [Pause]. This is the elevation for the proposed community center, which runs really in the center of the site,

in the middle of the right-of-way to be abandoned. So, that's another one of the reasons why that right-of-way abandonment is crucial to this Site Plan. Those are the other elevations for the community center. And these are just the elevations for the maintenance building and laundry building that currently exist onsite and will be renovated.

So, we had an in depth discussion, I believe it was on August 20th, specifically regarding the Site Plan and conditions of approval. For the record, I wanna make note of the fact that I had clarified condition number one within the Resolution that was originally posted online. Since that point in time, there's been discussion and interaction between City Staff and the development team, so what is before you now, is the original condition of approval that we discussed during the meeting. So, I'll go through this condition and then just, for the record, indicate what changes that I had made in the condition that actually will be removed. It will not be part of the condition of approval for number one, but I just wanted to be very transparent and upfront about that Item that I added to the condition.

So, this is the original condition, in regards to a construction performance bond. I guess I'll leave it up to the discretion of Council. Would you like me to read it fully into the record, or just capture it as part of the presentation?

CHAIRPERSON DAVIS JOHNSON: Read it into the record, Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Into the cord. Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Read it into the record, Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes,, ma'am. So, condition number one, construction performance bond:

Prior to issuance of City building permit associated with approved construction, per this Resolution and attached plans, the property owner or designee agrees to provide an executed performance bond equal to the total project valuation for the cost of the complete rehabilitation and construction project, in the amount no less than \$13,000,000 to ensure completion of the entire project as proposed in the current Site Plan and building elevation plans, including but not limited to, rehabilitation remediation of all residential units, exterior building façade improvements, guardhouse construction, installation of surveillance cameras, construction of a new community building and parking lot renovations.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: And, condition number one is continued.

This performance bond shall be written in a manner to ensure that it will remain active and in effect until all the required Certificates of Occupancy, and Certificates of Completion are issued by the City, which will occur

following successful completion of permitted rehabilitation and construction. Certificates of Occupancy and Certificates of Completion shall not be unreasonably withheld or delayed by the City. The performance bond cannot be lifted by the property owner and designee without the written consent of the City Manager or designee. Upon issuance of all required Certificates of Occupancy and Certificates of Completion, the City Manager or designee shall provide a formal notice to the property owner or designee that the requirements associated with the performance bond have been satisfied and the performance bond may be released.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, I wanted to note that, within the condition number one, originally uploaded associated with the Agenda Item, within the first section, the sections that indicated in the blue brackets here, and highlighted in blue, which states to and for the City, that was text that I had added, in between meetings but that has since been removed. Additionally, the extra, 'for the City's use,' that is indicated in blue brackets and blue text was originally uploaded within that Agenda Item, however, that has also been removed and those specific Items had been added in between our August 20th meeting and today. And, I had done that because I thought that that was, I guess, the guidance that was provided. However, I was mistaken in that so I wanted to correct that for the record. So again, we..., we're reverting back to the original conditions that were discussed on August 20th, and I have provided an updated to Resolution to the Clerk' office reflecting that amendment.

Proposed condition number 2, restrictive covenant:

Prior to issuance of a City building permit, the property owner designee agrees to execute and record a restrictive covenant on the Stonybrook property, which will restrict the use of the property to only allow low income housing use for a period of no less than thirty years. Proof of said restrictive covenant shall be provided to the City by the property owner or designee following recordation. Supplemental, secondary uses associated with the permitted low income housing shall also be permitted. For example, the community building, laundry building, maintenance building, pavilion, playground and similar. However, market rate housing should be prohibited so long as a restrictive covenant is active.

Condition number three, construction timing and building permit submittal: Construction and landscaping improvements must be initiated within eighteen months of the effective date of this Resolution in accordance with the City Code, Section 31-60(b). Demolition site preparation or land clearing shall not be considered construction, building permit application for the scope of the entire project, along with associated plans, documents and fees shall be submitted in its entirety and shall be accepted by City Staff in a partial or incomplete manner.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Continuing to condition number four:

Construction phasing and current residents. Construction and redevelopment may occur in a phased approach in order to limit the impact of construction activities on existing residents. Current residents of Stonybrook shall receive priority for relocation into newly renovated units in order to maintain the community composition. The new community center building shall be constructed in the manner that will not detract from the speed of renovations to residential units. An independent, yet concurrent development approach would ensure expeditious renovations to residential units and would also limit the total number of construction days required to complete the project in its entirety.

Condition five, landscape performance bond.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: This is a customary condition of approval, and this is for:

a two year landscaping performance bond for 110% of the value of landscaping irrigation shall be provided to the City before a Certificate of Occupancy or Certificate of Completion is issued in accordance with the City Code Section 31-603.

Condition six, irrigation. Prior to final approval of landscape inspection, the property owner or designee must provide a fully operable landscape irrigation system, which'll be installed and maintained as required by the City's Code of Ordinances. In order to provide irrigation coverage to sustain all landscape areas in a healthy, growing condition.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Continuing to condition seven.

Certificate of Occupancy. This development t must receive final Certificates of Occupancy and Certificates of Completion from the City which shall not be unreasonably withheld or delayed for all buildings, units and structures approved herein within five years of the approval of this Resolution or this Resolution shall be considered null and void, requiring the applicant to resubmit a new application for Site I.an approval and reinstate the Site Plan approval process.

Condition eight. Easement and bus shelter. Within six months after the approval of this Resolution or prior to issuance of a Certificate of Occupancy, whichever is later, the property owner and designee must provide an record a Palm Tran bus shelter easement, no less than ten feet by thirty feet in area, located adjacent to Dr. Martin Luther King, Jr. Boulevard and the property owner is required to install and maintain a bus shelter within said easement in the same time frame. The property owner will maintain said bus shelter, so long as it functions as a public bus stop, which is fully accessible to the residents of Stonybrook.

Condition number nine, guardhouse. In accordance with the Site Plan, a guardhouse will be constructed at the main entrance of the property. The guardhouse shall be constructed and operational within nine months after the issuance of building permits. Once operational, the guardhouse will be physically occupied by a security staff member twenty-four hours a day, seven days a week. Additionally, a surveillance camera system will be installed at the main entrance in order to monitor vehicles, entering and existing the property, which will help to provide a secure environment for residents, guests and visitors.

Condition ten, security camera plan. A security camera plan shall be submitted simultaneously with the building permit application for this project, identifying the location of all cameras on site and their range of view.

Condition eleven, inspections. The property owner or designee shall submit commercially reasonable biannual inspection reports to the City for each building and residential unit, due on or before January 1st and July 1st each year. These reports are supplemental to the City's current ability to reinspect the property and units as provided by City Code of Ordinances and Florida statutes.

Condition twelve, advertising. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Section 31-554 will be levied against the property owner and/or business for violation of this condition.

Condition thirteen, current Site Plan. Once approved, this Resolution shall [stammer] supersede any previous Site Plan approval Resolutions associated with this property, causing previous Site Plan approval Resolutions to be null and void.

And condition fourteen, required Ordinances. Approval of this Resolution is dependent on the final adoption of the associated right-of-way abandonment Ordinance, and also dependent on the final adoption of the associated off street parking text amendment Ordinance. The applicant has also requested execution of a settlement agreement to resolve existing Code Enforcement fines and liens which is critical to their ability to finance a desired rehabilitation and construction of the Stonybrook site.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, those fourteen conditions are recommended by Staff, if City Council chooses to move forward with approval.

At this point, if it pleases Council, I would like to open the floor for the applicant.

CHAIRPERSON DAVIS JOHNSON: Any questions of Mr. Gagnon at this time?

MAYOR MASTERS: Yes, Madam Chair. I have several. At this time.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Mr. Gagnon, would you go back to..., I need, need to question you about some of the... Go back to your presentation.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Sure. [Pause]. Was there a certain slide, Mr. Mayor?

MAYOR MASTERS: No. I'm going through several of them.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Okay.

MAYOR MASTERS: One, when you said this is a recommendation of City Staff, can you tell me when you..., who's City Staff? What do you mean? Who's City Staff that..., that's a part of the team that's recommending this?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Understood. So, if Council chooses to move forward with this Resolution for the Site Plan, what Staff is recommending, what I'm recommending, is that these conditions of approval are approved simultaneously.

MAYOR MASTERS: So, when you say City Staff, you're talking about you?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Mainly myself, but that includes other administrative...

MAYOR MASTERS: But that's what I'm...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...staff as well.

MAYOR MASTERS: ...asking. I need you to identify..., when you say this is being recommended by City Staff, sir, identify to me who, who you're referring to when you say City Staff. Are you talking about our attorneys, have approved it? Are you talking about the City Manager?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I would say, it could include both the City Manager and City Attorney. I'll let them speak for...

MAYOR MASTERS: Well, let me...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...themselves. I'll just, I'll just state I'm recommending this, and I don't wanna speak for them.

MAYOR MASTERS: Well, let me just a question. To our City Attorney, 'cause you couldn't answer it. Mr. Degraffenreidt, have you approved..., have you seen this and approved this to, to make sure that it meets legal [stammer], legal sufficiency?

CITY ATTORNEY DEGRAFFENREIDT: It meets the requirements by Code. I don't approve it one way or the other. My, my job is to determine if it complies, and it does.

MAYOR MASTERS: Okay. Mr. Degraffenreidt... Keep it blown up. I, I don't need the clock, the clock's not..., is the clock on me? Am I...

UNK: Yes.

MAYOR MASTERS: ...being timed?

UNK: Yeah.

[Inaudible audience comments]

CHAIRPERSON DAVIS JOHNSON: The clock is on. [Pause]. Next question, is there any..., was there any reason..., did this ever go before Zoning & Planning? Was there a reason for it to go, or not to go?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes, sir. It, it did go to the Planning & Zoning Board. Um, let's see if I have the date. I believe it was unanimously approved on April 26th of this year.

MAYOR MASTERS: When it was unanimously approved, we didn't have..., did we have these fourteen points at that time?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: We did not have all of these conditions. This was something that has developed over time, including conversation at our multiple hearings, so we wanted to include all the conditions as it evolved from that point.

MAYOR MASTERS: The unreasonable..., I, I noticed that in, in some of..., I don't need to go point by point, but in some of them, you mention unreasonable time, or unreasonable... Do we..., [stammer], do we have any specifics as to what's unreasonable?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, during our conversation with the development team, that was language that was requested by, by their team. From my perspective, whatever process the City needs to follow is, is our own defined process, so...

MAYOR MASTERS: So, we are agreeing to accept their language for us?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yeah. I, I think we're trying to work together as far as ma'..., them feel comfortable as well as us. The reality is, our definition for unreasonable could be different than theirs so...

MAYOR MASTERS: So how was it settled? How's it resolved? If your defi'..., [stammer]... I'm concerned about the City definition. If our definition is different from what Millenia is requesting for unreasonable, how is that settled? Or is it? Who trumps who? I don't wanna use the word trump 'cause that's not a good word to use...

[Audience exclamation.

MAYOR MASTERS: ...but, but...

[Inaudible comment]

MAYOR MASTERS: ...who overrules who?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: [Inaudible]. I think it could eventually escalate to a legal situation. I doubt it would, but...

MAYOR MASTERS: Okay. And then...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...that would probably be the final...

MAYOR MASTERS: And then finally...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...[inaudible].

MAYOR MASTERS: ...you mentioned that the performance board.., I mean, the performance bond can be revoked, uh, that the City Manager... You, you mentioned the City Manager.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yeah. I think it's in the second portion, as far as being able to lift the bond itself, or release the bond. So, what, what this is stating is, our final Certificate of Occupancy and Certificate of Completion, which is really the City's indicator that the project is complete and done and all the work is, is finished according to the plans. That's incorporated within this condition. So, it's reliant on the City releasing it based on that.

MAYOR MASTERS: Okay. I, I just thought maybe the City Manager.., probably the, the Council because this is, this is [pause] pretty big here to lay at the feet of, of the, of the City Manager 'cause that changes from time to time, as you know, so I, I would hope that whoever the City Manager would, would make some kind of recommendation to the Council upon approval, but that's down the road. Okay. We'll wait and see what happens.

Thank you.

CHAIR PRO TEM HUBBARD: Madam Chair?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: You're welcome.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Yes, ma'am. Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes, ma'am.

CHAIR PRO TEM HUBBARD: A couple things that I didn't see up there that I would like to see there, one is a transition place put..., excuse me, Mr. Gagnon, a transition plan put in place prior to us even considering the Site Plan. What's the plan for moving the residents, for housing the residents, and what is the plan for them to be put in safe housing in the mean'..., in the meantime?

The other thing I'd like to see in this plan, this Site Plan approval, would be a bond. Not the \$13,000,000 bond afterwards, I'm referring to say, a \$2,000,000 bond that would allow all the residents in Stonybrook, at the tune of \$1,500 maximum per month, for one year, to find safe and decent housing while the construction is being done, also allowing them first right of refusal to move back into the development once the rehabilitation is done.

[Pause]. Those are, those are things that I think will protect the residents. It will show that we are looking out for their wellbeing and it will provide a level of comfort for the residents of Stonybrook in, in the City...

[Audience cheer and applause]

CHAIR PRO TEM HUBBARD: ...of Riviera Beach. Can we modify that in'..., into the plan prior to our voting to approve a Site Plan?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I believe that if the development team agrees to the conditions, that the conditions can be modified and we might be able to also strengthen condition number four, where the intent of that condition was to almost embed that right of first refusal. So maybe that can be discussed a little bit in greater depth to ensure that existing residents do receive priority.

CHAIR PRO TEM HUBBARD: Okay. But, I, I wanna be clear that I think that those things need to be in place and agreed upon before we move forward with voting on this, this Site Plan. We need, we need a, a \$2,000,000 escrow account to pay for housing for the residents of Stonybrook so that they can find places to live.

CITY CLERK ANTHONY: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Yes, Madam Clerk.

CITY CLERK ANTHONY: As a Board, you all have a ruling in place that you all will speak no more than twice for five minutes.

CHAIRPERSON DAVIS JOHNSON: Mhmm.

CITY CLERK ANTHONY: And, with all due respect, although not taking up the whole full five minutes, the Mayor has speak'..., spoken ten times, and...

MAYOR MASTERS: Ten times?

UNK: Ten times?

MAYOR MASTERS: What are you talking about?

CITY CLERK ANTHONY: You on ten different occasions, you made comments, Mayor. I, I, I counted. [Stammer], it wasn't for the full five minutes for each, but it was on ten separate occasions. And, Ms. Hubbard has spoken four so far. I need direction on how you all wanna do this. If you...

CHAIRPERSON DAVIS JOHNSON: [inaudible]...

CITY CLERK ANTHONY: ...wanna follow the rule that you all...

MAYOR MASTERS: [inaudible].

CITY CLERK ANTHONY: ...have in place...

CHAIRPERSON DAVIS JOHNSON: She's talking about...

CITY CLERK ANTHONY: ...or...

CHAIRPERSON DAVIS JOHNSON: ...[inaudible] totality, not on this issue.

MAYOR MASTERS: Where did the tent times come from?

[Inaudible audience comments]

CHAIRPERSON DAVIS JOHNSON: Our ruling, based on the Resolution that we passed, is that a Councilperson will be permitted to speak twice...

CITY CLERK ANTHONY: For five minutes.

CHAIRPERSON DAVIS JOHNSON: ...for a total of five minutes each, on each Item.

CITY CLERK ANTHONY: Each Item.

CHAIRPERSON DAVIS JOHNSON: So, for this Item, this would be her first opportunity to speak.

CITY CLERK ANTHONY: So, am I not to... Because it said noncumulative, I need some direction.

CHAIRPERSON DAVIS JOHNSON: Because it said noncumulative?

CITY CLERK ANTHONY: Yes, ma'am.

MAYOR MASTERS: [Chuckle].

CITY CLERK ANTHONY: The ruling is the ruling. It is two..., it is twice, five minutes each. It's per Item, based on our conversation.

MAYOR MASTERS: Correct.

CHAIRPERSON DAVIS JOHNSON: Is that not what we did, Madam Clerk?

CITY CLERK ANTHONY: I just need some direction, because what I do...

CHAIRPERSON DAVIS JOHNSON: I need you to clarify...

CITY CLERK ANTHONY: ...is...

CHAIRPERSON DAVIS JOHNSON: ...what the action was.

CITY CLERK ANTHONY: What happens.., every time an elected official speaks, I hit the clock. And so, once I've hit it twice, that is considered the two times that a person can speak on an Item.

CHAIRPERSON DAVIS JOHNSON: On an Item.

CITY CLERK ANTHONY: Right. So, the question becomes, do you all want to not follow that rule for these four Items, or what's the di'.., what's the pleasure of the elected Board?

CHAIRPERSON DAVIS JOHNSON: Are we going with... We, we made an agreement, we set a rule. The rule is the rule, twice per Item, five minutes.

CITY CLERK ANTHONY: Okay.

CHAIRPERSON DAVIS JOHNSON: Per Item.

CHAIR PRO TEM HUBBARD: Per Item.

MAYOR MASTERS: I've spoken once per Item.

CITY CLERK ANTHONY: Okay.

CHAIRPERSON DAVIS JOHNSON: You've spoken twice on this... We don't need to clar'... I'm, I'm not doing that. Madam Clerk.

CITY CLERK ANTHONY: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Twice, five minutes. That's the rule.

CITY CLERK ANTHONY: Okay. I [stammer] just, you know...

MAYOR MASTERS: You just think too much.

CHAIRPERSON DAVIS JOHNSON: What? What?

CHAIR PRO TEM HUBBARD: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: Help me understand.

CITY CLERK ANTHONY: Okay. Just now, you had Ms. Hubbard going back and forth just as the Mayor did.

CHAIR PRO TEM HUBBARD: Oh.

CITY CLERK ANTHONY: Okay? And, as I previously stated, like with the Mayor, there was, on ten different occasions where he asked questions. He had ten separate questions he asked. Okay? And then, Ms. Hubbard had four different. So...

CHAIRPERSON DAVIS JOHNSON: It's not the number of questions, it is once their time is over, their time is over.

CITY CLERK ANTHONY: [Inaudible]...

CHAIRPERSON DAVIS JOHNSON: And that's what you're going to record.

CITY CLERK ANTHONY: That's all...

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: ...I needed to know.

CHAIRPERSON DAVIS JOHNSON: So, if they ask fifty questions in five minutes, so be it.

CITY CLERK ANTHONY: That's all I...

CHAIRPERSON DAVIS JOHNSON: But, five minutes...

CITY CLERK ANTHONY: ...needed to know.

CHAIRPERSON DAVIS JOHNSON: ...is five minutes.

CITY CLERK ANTHONY: Thank you very...

UNK: Okay.

CITY CLERK ANTHONY: ...kindly.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Does my...

COUNCILPERSON MILLER-ANDERSON: Isn't the fi'..., it's a total of, we said five minutes per time. So, say Ms. Hubbard is speaking and then I come and speak, and then she comes back again, that's her second time. But it's five minutes for the two times, so a total of ten minutes. Is what we finally agreed to.

CHAIRPERSON DAVIS JOHNSON: That is what we finally agreed to, twice, five minutes each. Two times five is ten.

COUNCILPERSON MILLER-ANDERSON: Right. But it's...

MAYOR MASTERS: [Chuckle].

COUNCILPERSON MILLER-ANDERSON: Well, I'm just trying to clarify for her that once she has the floor, she has the floor. And once the..., once she gives it up and someone else comes, and then if she comes back in, that's her second time.

CHAIRPERSON DAVIS JOHNSON: She is still monitoring the time.

COUNCILPERSON MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk...

COUNCILPERSON MILLER-ANDERSON: I'm not...

CHAIRPERSON DAVIS JOHNSON: ...you got that?

COUNCILPERSON MILLER-ANDERSON: ...disputing the time. I'm not...

CHAIRPERSON DAVIS JOHNSON: Ten minutes...

COUNCILPERSON MILLER-ANDERSON: ...disputing the time.

CHAIRPERSON DAVIS JOHNSON: ...total, on, on each Item. Ten minutes is, is what you get to speak.

COUNCILPERSON MILLER-ANDERSON: Right.

CHAIRPERSON DAVIS JOHNSON: And you get to speak twice.

COUNCILPERSON MILLER-ANDERSON: I just...

CITY CLERK ANTHONY: Madam Chair, I have it...

COUNCILPERSON MILLER-ANDERSON: Because she's mentioned about the four times...

CITY CLERK ANTHONY: I, I...

COUNCILPERSON MILLER-ANDERSON: ...so that's where I'm..., I'm trying to emphasize the two.

CHAIRPERSON DAVIS JOHNSON: One, one moment, please.

CITY CLERK ANTHONY: Ms., Ms. Miller-Anderson, I'm, I am well aware of what has been stated. And, the thing of it is, as Ms. Miller-Anderson has stated, Madam Chair, once the elected official relinquishes the floor that will be considered as their one time, as long as they have not gone over their five minutes.

CHAIRPERSON DAVIS JOHNSON: Mhmm.

CITY CLERK ANTHONY: Once they go over their five minutes, then, as the Chair...

CHAIRPERSON DAVIS JOHNSON: They have a second round of five minutes...

CITY CLERK ANTHONY: Once...

CHAIRPERSON DAVIS JOHNSON: ...which gives them a total...

CITY CLERK ANTHONY: Once everybody has spoken...

CHAIRPERSON DAVIS JOHNSON: Once everyone has...

CITY CLERK ANTHONY: ...that is correct.

CHAIRPERSON DAVIS JOHNSON: ...spoken. Yes.

MAYOR MASTERS: Madam Chair, I just have a question on that. The time that it takes for the person.., if you're asking a question and the, the person is answering it, is that, the answerable time deducted from the five minutes that a Councilperson is speaking or...

CHAIRPERSON DAVIS JOHNSON: No, Mr. Mayor, it is not. The time begins that she runs the time...

CITY CLERK ANTHONY: [inaudible].

CHAIRPERSON DAVIS JOHNSON: ...and she will end the time when you have concluded.

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS JOHNSON: You're welcome, Mr. Mayor. Okay. So, were you done with your questions?

CHAIR PRO TEM HUBBARD: I'd like to find out where do we, where do we go from here?

CHAIRPERSON DAVIS JOHNSON: Are there any other comments or questions from the Board?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you. I'd just like to, just to pause and wait to hear from the public before I assert any other questions.

CHAIRPERSON DAVIS JOHNSON: But, we're in the middle of this Item, so when this Item...

MAYOR MASTERS: [Chuckle].

CHAIRPERSON DAVIS JOHNSON: ...is concluded, we will go to public comment. That's what the document says we do. So, are you suggesting that we discontinue discussion and go to public comment?

COUNCILPERSON DAVIS: Well, no one else is saying anything. We offered, 'Does anyone wanna speak?' So, if no one's gonna say anything, I think it's only fair that we potentially go to the public to hear what they have to say and then we can issue or any other concerns that we may hear from the public that may be consistent with any one Board Member may have. But, other than other, whatever the Board wants to do.

CHAIRPERSON DAVIS JOHNSON: Mr. Gagnon, do you have an answer for Chair Pro Tem, or is that something that you need to confer with the cli'.., with, with the applicant?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: What my suggestion would be is to allow the applicant to come up and potentially answer that question, maybe make a few comments. Also, for the record, agree to the conditions of approval that were presented by Staff so far. As far as modifying conditions of approval, that's something that the applicant team would have to agree with as well. So, you know, we have, we have a base for part of the modification that Councilwoman Hubbard has requested. The other one, I would have to defer to the applicant as far as their ability to do that.

CHAIRPERSON DAVIS JOHNSON: Would the applicant please come forward? Millenia [inaudible].

MR. W. RICHARDS: Madam Chairwoman...

CHAIRPERSON DAVIS JOHNSON: Good evening.

MR. W. RICHARDS: ...good evening. Councilperson, good evening. Mayor, good evening.

MAYOR MASTERS: Good evening, sir.

MR. W. RICHARDS: City Staff and residents. My name is Wayne Richards and I have the distinct honor of representing Millenia housing management. I'm gonna ask Tom Mignogna to answer that question, and I, and I think we'll then do our presentation,

at the appropriate time, in a few minutes. But we'll simply answer that question now, if that's what the Council.., Chairperson wants.

MR. T. MIGNOGNA: Madam Chair, Honorable Members of City Council, Mr. Mayor.

MAYOR MASTERS: Good evening, sir.

MR. T. MIGNOGNA: We have a relocation process to occur during construction in place. We have shared it with City Staff and we have discussed it at prior meetings. In part, we have at least one building that is completely vacant due to Hurricane Irma. That building would be the first building that would be completely and substantially rehabilitated. That would facilitate the ability then, for us to relocate residents onsite, within that building while we then move on to the next building to fully rehabilitate it. This will mini'.., minimize disruption to the residents. This will not cause any children to have to be relocated in bus routes with the school system to be moved and shifted. It does not.., our plan does not involve relocating offsite, it does not involve posting a bond. What is being asked at this time is not commercially reasonable. And, at this time, we ask Council to votes on the Item as recommended by Staff.

Thank you.

[Audience chuckle]

UNK. AUDIENCE: Wow.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: The other part of that question was whether or not the tenants had right of first refusal. Will they be allowed back into their units?

MR. T. MIGNOGNA: Madam Chair, to the Councilwoman, they're never gonna be offsite.

COUNCILPERSON BOTEL: Right. Okay. That's...

MR. T. MIGNOGNA: They will remain in Stonybrook. So.

CHAIRPERSON DAVIS JOHNSON: Are there any questions or comments in res'.., in response to the applicant?

CHAIR PRO TEM HUBBARD: Will that count against me?

CHAIRPERSON DAVIS JOHNSON: It will.

[Chuckles]

MAYOR MASTERS: Think we oughta suspend that rule tonight.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: My concern with the way that they're doing their transition plan is this, while the persons are waiting to be moved into the building that they're going to rehab, you have the units that are uninhabitable and red tagged. Now, in their mind, they think that they have rehabbed some of those buildings and that they are fit for human habitation, when they're not, when on yesterday, the place caught a fire and I'm sure they will give you a grand reason as to why it had nothing to do with them or nor was it their fault. The.., all of that aside, the reason that we know that they aren't, and haven't done, any rehab to those units, because they didn't come here to pull any permit. So, any work that you can do over there without a permit, tells you it's just superficial.

[Audience applause and cheers]

CHAIR PRO TEM HUBBARD: The, the, the.., the other thing is no, they don't wanna put up a bond for \$2,000,000 but you're gonna put up a \$13,000,000 bond, so why wouldn't you want the people to get out of those infested buildings or units '.., while.., until you finish all of this? You're going to borrowing in the excess of \$20,000,00, so what is that gonna.., what is that gonna, going to hurt?

I don't think that the way that they think and the way that they're treating the residents there, lends me to feel safe about how they're gonna treat them in the future.

[Audience applause]

CHAIR PRO TEM HUBBARD: At the hearing, at the hearing the other day, they went out and got our old Building Official, who was here for twenty years, who never cited that place, who never inspected that place, but now he's the subject matter expert to say that...

[Audience exclamation]

CHAIR PRO TEM HUBBARD: ...the residents can go and live over there. So that's why I don't like the plan that's being proposed for the residents of Riviera Beach. If everybody was dealing on the up and up, and we were doing things above, above board or, not even.., but, right and fair, it would be a, a different, a different story. So, I don't think that we should move forward with this until we get some kinda assurances for the residents. You got fifty-nine units, some of 'em we agreed to. It was, it was a, it was madness. The hearing, I think, was absurd, number one. The presentation, the things we supposedly agreed to, the Resolution, how things happened in the end, none of it was on behalf of the residents that we are in charge of, or the residents that we're supposed to be protecting and looking out for.

[Audience applause and cheers]

MAYOR MASTERS: Madam Chair? In my...

CHAIRPERSON DAVIS JOHNSON: Yes, Mayor.

MAYOR MASTERS: Do I talk or not?

[Chuckles]

MAYOR MASTERS: I don't know about this time thing, so I'm a little confused.

UNK: [Chuckle].

MAYOR MASTERS: Just tell me if I can talk.

CHAIRPERSON DAVIS JOHNSON: He has time remaining on his...?

CITY CLERK ANTHONY: It's noncumulative.

CHAIRPERSON DAVIS JOHNSON: Thank you.

MAYOR MASTERS: Well, Madam Chair, then, if that's the case, if I can't talk and I can't get it in within five minutes, I think that, that what we have tonight is so important, that I don't.., I think we're in a pos'.., in, in something that is into to the best interest of the Council, or the City, or Millenia, that this, this five minute rule twice, and, and all that. So, I would ask the, the Council to reconsider that for.., just for this this, because it's so important, and, uh, that, that we hear, you know.., for, for example, I, I, I wanted to ask the gentleman, he said, basically, 'Take it or leave it,' and I just wanna know does he really mean that?

CHAIRPERSON DAVIS JOHNSON: I don't think [inaudible]...

MAYOR MASTERS: And I wanted to ask him...

CHAIR PRO TEM HUBBARD: [Inaudible].

MAYOR MASTERS: ...he said, 'We won't.., this, this is it, you take it.' I want to know, would they accept any modifications, any amendments or are we just frozen into just taking this as is. So, if I, if I'm prohibited and I.., my time is up, I guess it's up, but I don't like this at all. This ruling. Especially not tonight.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

MAYOR MASTERS: That's just my personal opinion.

CHAIRPERSON DAVIS JOHNSON: Comment? Anything you wanna say? [Pause].

[Inaudible comment]

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

CITY CLERK ANTHONY: Bessie Brown, Edna House, Adam Wasserman.

[Inaudible whisper]

MS. B. BROWN: Good evening. Bessie Brown.

COUNCILPERSON BOTEL: [Inaudible].

MS. B. BROWN: Council, Mayor, Staff.

Let me tell you something, we shouldn't even have to be here, all these other meetings and all of this because I, I, I have been in front of you all and some of you [stammer] have not been here.

MAYOR MASTERS: [Inaudible]...

MS. B. BROWN: We need to stop, we need to stop...

MAYOR MASTERS: Outrageous, we can't even [inaudible]...

MS. B. BROWN: ...presenting things by Resolution. That's where you tie your own hands up, when you can't even come back and change something if you wanted to. If you present these Items as an Ordinance, and you can ask and, and, and, and make changes on things, then you're in better shape to come back and vote for second reading. But, but that.., this doesn't make any sense. First of all, Millenia doesn't mean one thing that they're telling you about what they're gonna do for the people because they haven't done it in eighteen months. That's the first thing. I was.., the last time I spoke, we looked up one of the place' that they presented, it said, um, something Towers, it said on there, and then it said permanently closed. Okay? When they did you.., gave you a presentation, they showed you...

MAYOR MASTERS: [Inaudible]...

MS. B. BROWN: ...the outside of a building...

MAYOR MASTERS: [Inaudible]...

MS. B. BROWN: ...they never showed you [stammer] an apartment with somebody living in it, and what it looks like. Now, we.., [stammer], and then, some'.., somebody.., they have something in Memphis, something caught on fire or something, they're terrible. The ones they own and the ones they don't own. They are terrible. And, for eighteen months, they haven't done anything with Stonybrook. As you can see, a year ago, the building fell in. If they were any good about it, that woulda been repaired, redone and somebody could move in it. That was a hurricane. You think.., we just had a fire, you think if a hurricane come again, what'ch ya gonna have? And if they, and if they don't wanna put a bond to move people, they didn't even wanna move these people now, and you all were stressin' 'em . I don't.., I heard they were supposed to move to Jupiter. I don't know if anybody moved to Jupiter, then they moved 'em over here from Military but the, but the, the least amount as possible. Millenia doesn't plan to do anything. And they're like.., and, and if they wrote their own specs on this thing...

[Inaudible audience comment]

MS. B. BROWN: ...they don't..., what do you think they care about you? You have to be big enough to say no, and, and, and mean no, because that's where we are, because people disrespect us too much and our Staff allows it.

[Audience cheers and applause]

CITY CLERK ANTHONY: Edna House, Adam Wasserman, Lynne Hubbard.

MS. E. HOUSE: Hi. My name is Edna House.

MAYOR MASTERS: Good evening. I can't talk, but good evening.

[Chuckles]

[Inaudible dais comment]

MS. E. HOUSE: I'm a resident of Stonybrooks, I'm also a registered voter. I'm one of the tenant leaders.

I watched my friend, that I have known since middle school, almost burn up in her house yesterday, because the alarms don't work, the fire alarms, none of them. I watched a neighbor of hers also almost suffocate from smoke because her fire alarm didn't work either. Every single person was still in their apartment because none of their fire alarms went off, and neither did the ones on the outside. And you guys mean to tell me that you're still listening them?

[Inaudible audience comment]

MS. E. HOUSE: Saying that they're fixing stuff, right? I cannot believe the things that I hear come out of their mouth when they say that people are still out of their units. I'm speaking to someone outside, she said A106. Her house is still terrible, and she's been complaining and complaining and complaining, and she's still in there.

We presented a plan, we have a plan. We worked hard on this plan, we've brung a lotta people together. It's more efficient and more thought out than Millenia's plan. All I'm asking is for you guys to think about what will happen to us if you guys give that yes vote. And that's all I have to say.

[Audience cheers and applause]

CITY CLERK ANTHONY: Adam Wasserman, Lynne Hubbard, Margaret Sheppard.

MR. A. WASSERMAN: Hi. My name is Adam Wasserman, I'm with the tenant's union. First, I just wanna say that Crystal Lewis couldn't make it tonight, she's been in and out of the hospital, is at home sick now but she really, definitely wanted to be here. So, just wanted to say that.

So, it's been said that there's no other plan or option for Stonybrook, but as Edna was eluding to, the residents themselves have already created their own plan and their own vision for Stonybrook. They've linked up with community partners, nonprofits, and others who are interested, and capable of, helping them see this vision through. It's an option that gives them the ability to govern their community as they see fit, to control design and shape their community as they see fit, to undergo a rehab under the supervision of the residents, and with their partnership, one based on community needs and thriving, not on profit. At the same time, it addresses and adequately meets the so desperate need for temporary, immediate housing that Millenia's plan has obviously not. It's a model we've seen successfully implemented in communities throughout the U.S. for decades, including Town Park Plaza and Overtown Miami, which is one of the last [inaudible] of affordable housing, home ownership and community stability in the area. The cooperative model is one that HUD directly supports and subsidizes and could be created in cooperation with HUD. This plan is not just better than Millenia's, it's as equally developed and just as likely, if not more than likely, to be funded and receive funding as Millenia's. This cooperative, with its fiscal sponsors and partnerships already lined up, has access to just as much, if not more, resources than Millenia does. There's no reason to not continue sitting down with the residents, all partners and advocates to continue working and developing this model. We can break the cycle of slumlord rule at Stonybrook finally, but we can't break it with Millenia.

[Audience clapping]

MR. A. WASSERMAN: Their behavior everywhere, on all their complexes, their behavior at Stonybrook, their be'..., their..., everything they've done, all evidence indicates Millenia will be a continuation of slumlord control as usual. Let's end this. Vote this Site Plan down.

Thanks.

[Audience applause and cheers]

CITY CLERK ANTHONY: Lynne Hubbard, Margaret Sheppard, Fane Lozman.

MS. L. HUBBARD: Because we're on a, a time crunch, I decided to come down here to give myself more time.

Yesterday, we..., there was a fire at Stonybrook, and as someone mentioned, Mrs. House it was, that the woman lost everything, the other woman almost lost her life. My concern was the fact that they said that they made repairs. And, if you made repairs and did not replace the firer extinguish'..., some of the basic necessities, the alarms, then you've done absolutely nothing to take care of the residents' concerns. Because, while you cannot make all of the structural repairs, surely you can go in and put in the life safety issues that are necessary for each and every department. So, if we consider, and we think that they wouldn't even do this, can we say that truly those people are gonna be safe, while they are rehabbing those units? The one unit that caught a fire, has caught a fire three different times. We've had a hurricane. Since the hurricane, we've had another

fire. This place is a deathtrap and there's no way that we can sit up there and believe that the life, safety and welfare of these people are going to be taken care of.

I'm asking each and everyone of you to consider the facts, consider what's before you, consider what they've done so far. It, it tells you what they're going to do in the future. The mere fact that you did not care enough to provide each unit with a fire extinguisher and a fire alarm, speaks volumes.

[Audience applause and cheers]

CITY CLERK ANTHONY: Margaret Sheppard, Fane Lozman, Andre Henderson.

MS. M. SHEPPARD: Margaret Sheppard.

I've heard everything that I think I heard, and my soul shudder because I ask myself a question, 'If Millenia does not take this project, how will the people live?' I keep hearing you talk about the hurricanes and fires and, once again, over at Ivy Green, it was one of the most horrible places that I think you could ever live. [Sigh]. When the storm came, the two storms came, it tore down the townhouses, and those people fled for their lives, in the middle of the night. They received \$2,500, their voucher, and they moved out. The senior building, where I live, there's fifty-one of us, and let me be clear, one of 'em just died the other day so it's only six of us left. It took us five years to get out of that building. No, we did not live in Riviera Beach, we scattered out, and now it's taken ten years, and here the Heron Estates are now being built. I ask you a question, where are they going? They have no vouchers. What are they gonna do? Is the City gonna put 'em up?

[Inaudible dais comment]

MS. M. SHEPPARD: Millenia can say at any time, 'It's not my property,' this is what they're saying, 'It's not my property.' So, I ask you a question, where do you go from here? My heart go' out for these people because I lived that rough life. It's a terrible life to live. It's not a easy life to live, rats and roaches and garbage and break-ins. It was horrible. So, where do you put them? What do you do? I think that's a question you have to ask within your mind, 'Where do we go from here?' I hear everybody, I hear the crowd, I see what's being said and what's going on, but my heart go' out to the residents. Where do they go from here? Do you allow them to rehab those properties, or do..., I hear somebody say they had a plan. Well, you have to have money to go with a plan.

UNK. AUDIENCE: Thank you. Yep.

MS. M. SHEPPARD: It takes money for a plan. They, they have good, good, good knowledge of what they want to do, but do you have the money? Gotta think about it. Once again, I lived that horrible life. Do you allow Millenia to come in and take over and take it down to the studs, [stammer], do you sell it back to the City, because right now, you can't even sell your property on 15th Street.

[Chuckles]

MS. M. SHEPPARD: Where do you go from here?

So, I ask you to sit there, in your mind, of all minds....

[Timer]

MS. M. SHEPPARD: ...to think how do you make these people whole?

Thank you.

[Audience applause]

CITY CLERK ANTHONY: Fane Lozman, Andre Henderson, Grant Black.,

MR. F. LOZMAN: Fane Lozman.

One thing you could do, is you could see that families with children live in multi..., live in small houses under the Riviera Beach Housing Authority, unlike Ms. Sheppard who lives in a house by herself, courtesy of Cedrick Thomas. And I reported that to the authorities and they were looking into that.

[Inaudible audience]

MR. F. LOZMAN: So, properties that are under purview of the City, need to be maximized for women that have real children, instead of being jammed into [stammer], improper housing when we have a house there. And I'm not done with you yet on that, Sheppard.

[Audience chuckles]

MR. F. LOZMAN: Impact fees. You know, we talk about impact fees. They wanna abandon the road and build some little building there. When we talked about impact fees in my earlier comments, it, it really didn't make sense what the City Manager said because impact fees are a one time tax imposed on all new residential and commercial construction by local governments to defray the cost of the gross impact that's going on. So, if part of this plan is to abandon the City road and build some new little building on it, that has nothing to do with what Ms. Hoskins says about libraries or schools, whatever you're talking about. Any new construction has an impact fee. And the fact that you have a man sitting here, Gagnon, and the City Manager that don't understand that, you should look and say, 'What is going on here?' If you want a site plan that encompasses new construction, there needs to be impact fees. And all these other things, maybe if the City had a pool of money, they coulda come in and bought this building and done it themselves. Taking it over. Eminent domain, who knows what they could've done, but we are letting new construction go on in this City, without an impact fee. It doesn't go on anywhere else.

[Inaudible audience comment]

MR. F. LOZMAN: New construction..., residential, multi-family, commercial, have impact fees in other cities, lady. Not roads or schools or whatever you babbled about, that doesn't make any sense. I just got off the phone with a major land use lawyer, they laughed. They go, 'What kind of city doesn't have an impact fee?' Ms. Hubbard understands there should be an impact fee, but she's the only one. She gave up, months ago, like, 'Forget it.' You know? 'Go build it.' I mean, look up impact fees on the internet, if you don't understand what it is. You two guys don't understand it. How can you bring in a site plan, with new construction, without an impact fee component? 'Cause the City could take those impact fees from the Port and all these buildings and maybe supplement the developer's pool, if they don't have enough money. They could say, 'Here's some impact fees to put fire alarms in every unit.' But you wanna throw away impact fees you coulda got from FPL, from the Port, and all... That's shameful. Anybody who..., you should..., we should recall the Chairperson for that. Why don't we start with you, that you would vote not to have an impact fee on the new construction. Why don't we do that? I'd recall three people. I'll be happy to go round everybody up, and with malfeasance, that you would let, that...

[Timer]

MR. F. LOZMAN: ...you would vote for a project at the Port, you would vote for the FPL thing without an impact fee. My God. I mean, they could use supplemental government funding. HUD gives them money, the City could give them money, but, but we gotta do something, we can't let these impact fees slide through. It's shameful.

CITY CLERK ANTHONY: Andre Henderson, Grant Black, Andrew Dworte.

MR. A. HENDERSON: Good evening.

I stated before, and I'll state it again, they don't own the property. If they owned the property, this would probably be a quicker [pause] proposition, but they don't own it.

There's a question I need to ask Mr. Richards, if he represented GMF in their buying of the property? Because, if he did, I'm asking a question, if he did, they made promises they didn't keep. So, we have to ask ourselves, if he did represent them, or he represe'..., he was with a, a agency that represented 'em and they didn't do what they said, why should we believe him now?

Secondly, Ms. Hubbard, you asked a question, if they..., if, if Millenia was concerned about the people in the..., they're not concerned. I agree with you on that. I don't, I don't believe they're concerned with that. I believe they're concerned with 216 private-based vouchers. They don't wanna lose those vouchers. If they lose those vouchers, then the property's not worth as much that they're, they're intending it is. Because they get paid by each voucher. So, these are not public vouchers where people can take 'em in Section 8, and we know we can go to home, if it meets the requirements, we move into it. These vouchers stay with the unit. So, in essence, if we don't fix this, they're prisoners, in this, in this rundown situation.

I, I, I still make the assertion that the City should buy this property, seventy-two units per year. If you move the property based vouchers.., HUD already has this money set aside, because it's to the unit. If you take that property based voucher and you convert that to a public based voucher, you can take those s'.., same residents and move them out to a.., wherever they wanna go. But I think Stonybrook should be torn down. Since I've been here, my son was born at Columbia, they don't deliver kids there anymore. It's been almost twenty years. I lived in Broadmoor. Broadmoor was not as bad as Stonybrook. Ivy Green, we did it before. I, I just don't believe that this is the best for the tenants, the best for the City. This only benefits Millenia. And to approve this Site Plan, um, like I said, this is a.., their private company. If they wanna buy the property, fine, come to us with respect and say, 'Listen, I won this property, I'm asking you to abandon this road,' for whatever reason, they don't own the property. And it think it's malfeasance on our part to even consider giving them anything approving their site.

Thank you.

[Audience applause and cheers]

CITY CLERK ANTHONY: Grant Blank, Andrew Dworte.

MR. G. BLACK: Honorable City Council, my name is Grant Black, Palm Beach Tenant's Union.

Just to clear it up, yes, Wayne Richards did represent GMF when they were here and did make all those promises. And he proudly represented them, the way he proudly represents Millenia.

Second, I think we should all probably consider the evidence as far as what good things Millenia has promised versus what good things Millenia has done. On this side, you have all of the good things they've promised, and then you have absolutely zero good that they've done. And they're.., they've undermined every attempt that you have made to hold them accountable. They.., you condemn units, they get them uncondemned. Like, everything you try to do, all of.., all this language in here is so vague, you're never gonna be able to do anything to them as soon a'.., you'll be handing these people over on a silver platter...

[Audience clapping]

MR. G. BLACK: ...to these people that have not cared one bit. They say, 'Oh, we don't own it.' If they owned it, they wouldn't even be there anymore, they would've kicked 'em out long ago. Right? When it says low income, in that language, low income means a lot more than just a multi-family housing project, which is what Millenia.., or, what Stonybrook is. So, they can keep it low income while raising the rent on everybody. You know, so that they can't afford it anymore. You think the company that has sat for a year and a half and watched what has happened to the residents there, and stood by and, you know, they say, they don't own it, they don't have any money, meanwhile, they're opening luxury restaurants up in their skyscraper in Cleveland. And, their CEO lives in a celebrity

size mansion. Like, the fact that they can't do anything, that their hands are tied, they're sociopaths. These are corporate gangsters. They are, they are in the business...

[Audience cheers and applause]

MR. G. BLACK: ...they are in the business of extortion. There's a reason they're sitting here holding them hostage against all of you, saying you have to do this now. They have let these kids be sick, go to the hospital. They have let all of this happen and they've stood by. And if you say yes, you have no recourse after that. This is the only thing you have, this vote, that's it. Once you say yes, once it's in their hands, you fine them, whatever, the'..., [phft sound], they're not gonna pay you, good luck collecting. Good luck in anything out of them. They don't care, they don't give a damn about the people of Stonybrook, they don't give a damn about any of you. They don't give a damn about any of us.

CHAIRPERSON DAVIS JOHNSON: Language, sir.

MR. G. BLACK: Thank you.

[Audience a applause and cheers]

CITY CLERK ANTHONY: Andre Dworte.

MR. A. DWORTE: Hello, Council. My name is Andrew Dworte.

I'm here to, to remind you about Millenia's Site Plan and that it's clearly not ready. The Site Plan is not ready and I'm here simply to stop you from voting on, on it at all, whether it's voting now or voting on it later, you're gonna be voting for prison-like conditions for people living in Stonybrook. And, my opinion is, those two people right there should be in jail for...

[Inaudible audience comment]

MR. A. DWORTE: ...for putting those people...

[Audience cheers and clapping]

MR. A. DWORTE: ...through what, what they have been, been through. Those..., there's kids who have asthma. I grew up with asthma, and no one should have to grow up with asthma. No one should have to live like that, the way they live in those conditions in Stonybrook. There's black mold. Black mold is deadly. These are deadly conditions that people are living on..., living in. No one, absolutely no one should have to live like that.

So, like I said, this..., even as the Sit Plan currently stands, it is a prison, and that's what they're doing, they're imprisoning these people. And it's, it's, it's really screwed up. You know? [Sigh]. It's just., I, I'm very passionate about, you know, what's going on right now, and I..., if you guys vote on this today, you're, you're effectively allowing these

people to line their pockets with money. Money that does not belong to them. It does not belong to them. That is the Stonybrook's money. That is the tenant union's money. Those are the people that have been putting in the real work to changing the conditions in Stonybrook. And Millenia has a track record for doing shit like this.

[Audience exclamation]

CHAIRPERSON DAVIS JOHNSON: Sir.

MR. A. DWORTE: Excuse me. Millenia has a track record...

[Inaudible audience comment]

MR. A. DWORTE: ...for doing things like this.

[Audience exclamation]

MR. A. DWORTE: And, this.., this has to be stopped. And you guys have the power to stop this right now. You don't have to approve their plan whatsoever. You don't have to acknowledge our plan. You could acknowledge Stonybrook's plan, the tenant union's plan.

[Audience clapping]

MR. A. DWORTE: That's what you could do. And you have a choice today to do that. And you could completely ignore their demands because what they're doing, what these people at Millenia are doing, they're gangster demands. They're not, they're not asking for any help, they're not asking, you know, for, you know, cooperation, they're simply telling you what they're capable of, which is next to nothing. So, in my opinion, they should be in prison, right now. Both of them. Locked up. For doing that to these people.

[Audience applause]

CITY CLERK ANTHONY: Madam Chair, that concludes public comment on this Item.

CHAIRPERSON DAVIS JOHNSON: Any comments from Commission.., from Council?

[Inaudible dais comments]

MR. L. BROWN: [Inaudible]. I put a card in.

CHAIRPERSON DAVIS JOHNSON: Do you show a card for Mr. Brown?

MR. L. BROWN: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: We're not at public comment, sir.

MR. L. BROWN: Oh, okay. My bad. [Inaudible].

[Inaudible dais comments]

CHAIRPERSON DAVIS JOHNSON: Are we moving forward? Any comments from Council?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Come back to the podium, please.

COUNCILPERSON DAVIS: I, I was just gonna ask Millenia to come and address some of the concerns from the public, before I get into my questions, 'cause it might be some of the same.., I had some of the same questions here.

CHAIRPERSON DAVIS JOHNSON: Mr. Richards.

MR. W. RICHARDS: Thank you. We have, we have not made our presentation, so thank you, Council Members, for the... I'm gonna open up.., my, my opening is a little significantly longer than it was as of...

[Inaudible dais comment]

MR. W. RICHARDS: ...ten minutes ago, and then I'll have Tom Mignogna to speak as well.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

MR. W. RICHARDS: Over one year ago, Millenia approached the City with their desires to rehab this property. We then came before you two weeks ago seeking approval of four Items to allow Millenia to spend \$13,000,000 for the benefit of the Stonybrook residents. Millenia's plan to acquire the property, to become its owner, and then to spend the \$13,000,000, 'cause obviously, as a management agent, an entity that does not own the property, you cannot, you would not, you would not be allowed to spend \$13,000,000 on the property. But, what they have done, they have stepped up significantly and expended large resources to protect the residents of Stonybrook, and many of the residents of Stonybrook are appreciative of that. We have.., they have done that while they wait, and everyone waits, for the much needed, and the much anticipated, rehab of the property. Millenia replaced smoke detectors that were taken down by residents, and continue to be taken down. And, Millenia placed new fire extinguishers in every unit.

[Inaudible audience]

MR. W. RICHARDS: Guess what? Your very own Fire Department has verified this. Your Fire Department has verified this. They have inspected these units and they signed off on this. They also, [stammer], your Fire Department confirmed that smoke detectors and extinguishers were present. At the Code enforcement hearing, that was held last week in these Chambers. The City agreed, the City stipulated that fire extinguishers and smoke detectors were no longer an issue. We did not have to litigate those issue, because it was proven they were there. And, quite frankly, I was personally

there when your Fire Department said the extinguishers and detectors were present in the units that were cited.

[Inaudible audience comment]

MR. W. RICHARDS: So, I'm not quite sure what is happening. You will hear a little bit of that from Mr. Mignogna, as to what may be happening at some of the units. It's very questionable, but we are very pleased that life was not lost, and that no one was hurt significantly. Something was going on. We'll speak about that in a moment.

[Inaudible audience comments]

MR. W. RICHARDS: Once again, Millenia has spent tens of thousands of dollars to address the situation of these units. At the Code Enforcement hearing that the City prosecuted, the City promulgated, to make sure that the tenants were being properly addressed. You heard the results of that, twenty-nine units that were tagged were deemed safe, [stammer], there was adjudication that four were safe and twenty-five more upon certifications that we agreed with, would be safe. So, twenty-nine are safe. We also indicated that ten units will be ready for reinspection within, at this point, one to three days. By Monday, ten more will be ready. That's thirty-nine of the units that were cited, are good to go now, or by Monday. We also said that twelve units would be offline. These are mostly vacant, but not fully, but mostly vacant. They were..., they, they're vaca'..., 100% vacant now. There were some of those twelve..., one or two of those twelve were put in a hotel, but those twelve units are vacant and are offline. Twenty-nine are safe, ten will be reinspected, we believe by Monday. A significant amount of work has been done...

[Inaudible audience comment]

MR. W. RICHARDS: ...in this old property that is in significant need of a major, major overhaul. I would ask that you please allow Millenia to transform this property for the benefit of your residents.

Mr. Mignogna.

UNK. AUDIENCE: Liar.

UNK. AUDIENCE: [Inaudible].

UNK. AUDIENCE: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: Okay. Point of order.

MR. T. MIGNOGNA: Madam Chair, Council Members, Mr. Mayor.

MAYOR MASTERS: Good evening.

MR. T. MIGNOGNA: Good evening.

CHAIRPERSON DAVIS JOHNSON: Good evening, sir.

MR. T. MIGNOGNA: Here we are again before you, with these Agenda Items, requiring your approval so Millenia can proceed with its efforts to acquire, capitalize, substantially rehabilitate the property. The property has been in a controversial state of poor condition, poor operations for decades. Decades. Millenia doesn't own the property, you know that. Millenia's been working to repair and stabilize this property, you know that. Millenia has been working to maintain order at the property, amid drug dealers, violence, interference from outsiders, you know that. Millenia has also shown that it has the expertise, the experience, the wherewithal to perform the rehabilitation so needed at Stonybrook, you know that too. I am grateful to those of you on the dais who have been asking the right questions, confirming our financing plans, our availability of capital, our good standing in other cities, where we have performed these transformational rehabilitations that help save the families, single mothers, the grandmothers, the grandfathers, the children at these properties.

Millenia hasn't been able to capitalize this property, and won't be able to do so until we acquire it. We can't do that until the four Items that are before you tonight, as proposed, are approved. I'm not gonna point fingers, I'm not gonna complain, like so many have done before you today, at early meetings, and will undoubtedly do so later tonight. But I am here to request a call to action on these four Items. I humbly request your approval of these four Items. Further delay of these approvals will only serve to hurt the families, the mothers, the children, the grandparents. Further delays will come at the expense of the residents of this property. As you know, thanks to Channel 18 and RV-TV, lots of people are watching these proceedings. They watched how, at the last meeting August 20th and earlier tonight, and at prior meetings, how Millenia showed the properties that we have transformed, those disinvested, disrepaired, obsolete properties that we have changed into beautiful, safe, clean communities. They've watched how residents from those communities, other properties that we have owned and managed and transformed, have, have interrupted their lives, come here to s'..., to Riviera Beach, testify before you, talk about the transformation of their properties, into safe homes where they have learned and shown and discussed, how families at those properties have learned to thrive and grow. They have watched, at these prior meetings, how more residents from Stonybrook appeared in support of Millenia, and the proposed rehabilitation project, than those against. More residents of Stonybrook, not outsiders. People are watching us. They're watching all of this. And, and these folks watching locally and from across the county, they, they ask me every Thursday, or in the last case, Tuesday, 'How can these delays be justified when you presented a plan that would address the problems that have plagued this property for decades? Why are you still up there putting up with the ridicule and the lies at the hand of this group of outsiders, who clearly don't live at the property, who aren't from Riviera Beach, who don't understand the workings of HUD, HUD properties, low income housing tax credits, can't offer a rational, realistic solution.

You know, bullying and intimidation comes in so many forms and, you know, I had this conversation with my children the other day, physical bullying, such as pushing and hitting, throwing things, emotional bullying, verbal bullying, name calling, shouting,

teasing, and I explained to my kids, you know, bullies resort to these tactics when they have no other rational argument. They build themselves up by putting other people down, they create lies to distract from the truth. The truth. They.., truth, that they have no substance, that their perspective is wrong. So, what did I tell my kids? What do you when you come across a bully like this? You consider their perspective. I asked them to take the high road, to continue to do the right thing that they know is right. I also told them, help others who are weaker, or not brave enough to stand up for themselves, do the right thing. Now, we know there are bullies here tonight, and they will call me names, and they'll boo and hiss and they'll shout, as loud as they can, to try to get their point across, and they will try to distract everyone. They'll distract, and try to distract everyone from the truth about Stonybrook. They wanna take you away from your focus on moving this forward, and preparing this property. This property that has been in this situation for decades. Don't get distracted. Please.

Now, I've been asked about these unethical outsiders who' tactics involve lies, cowardly posts on social media, those that can't be substantiated. And, of course, the intimidation, the verbal and physical intimidation of the residents, the stakeholders and supporters of what we're trying to do. They are manipulating the residents at Stonybrook, those who are most vulnerable and need protection. They are instr'.., they're instructing these people to lie and do even worse. They have thrown cigarettes at low income residents, coming in and out of City Hall. They have threatened community stakeholders, 'Don't speak at these meetings in favor of Millenia, or else.' They are resorting to physical violence. At the last meeting, August 20th, there was a fight, someone got slapped out of City Hall. It wasn't by one of our supporters, I'll tell ya that right now. All this is going on and I'm asked why, people are asking me, 'Why do you keep coming back?' I respond. 'Cause I thought about this quite a bit. Faith. I have faith that the City will eventually believe in us. I have faith that you'll ultimately do the right thing as City leaders, make the rational decision. And tonight, support the development project, a \$13,000,000 development project, so we can proceed sooner than later. They ask me, why did I come back? Well, we have a mission. Absolutely. We help those who are most at risk by acquiring the most challenging properties in the country, properties that no other developers or owners want to take responsibility for. And, these are properties that are plagued by crime, by physical problems, corruption, disinvestment, and have been facing these for decades. And it sometimes takes a long time to prepare those properties, to capitalize them.

But, with Stonybrook, we have our financing plan in place. We are prepared to move forward rapidly, and we will not fail. Why do I come back? Well, we have commitment. We are committed to these residents, we are committed to this community to get this project done. If you approve these Agenda Items, we won't leave these residents, these single mothers, the elderly folks there, the children, to the hands of these unethical outsiders and their ill'.., ill conceived, unrealistic plans. We are prepared to move forward, and we will not fail, and together we cannot fail. This project will be beautiful, it is designed by professionals, it will be constructed by professionals, managed by professionals and fully capitalized like we say over and over again.

[Sigh]. Now, the City officials, Council, Staff, they've been [stammer] performing their due diligence. As well they should. As well you all should, because false promises have been fed to ya'll, and to the residents in the past. I understand the doubt, I understand your weariness. I do. Here comes another out of town developer making promises. Right? Clearly, the City and the residents have not worked with a developer or an owner that has been responsive as possible, to address the concerns to correct the conditions at this property, that have been a blight and a challenge for so long. We have done so. We have walked the walk, with an abundance of care and abundance of concern. You know the property didn't get this way overnight. I too can Google 2005, there were complaints, 2010 complaints about the conditions at the property, 2015, complaints about the condition of the property. Perhaps, a developer that specializes in acquisition rehab of affordable housing, troubled properties, haven't come before you before. Perhaps the City has not worked with an owner that has the resources, and the intent, to do a substantial rehabilitation that would address the physical issues in these buildings, as well as, the mission and the plan to provide the services for the residents, the children, the single mothers. We have done this at so many other properties. Showed you photos, that wasn't good enough, showed you videos, that wasn't good enough. We had actual residents come down and testify to you, to confirm.

We specialize in acquisition rehab of affordable housing. We have the financing lined up, we have the plans ready to be finalized and submitted. We will complete this project in a projected eighteen months. We have done this before. We will do it here. So, why are we waiting? I think I know, I have an idea. [Pause]. You have an alternate proposal that was mentioned to you. No teeth, no detail. There's no extensive experience, there's no HUD approval waiting to happen any time soon, if at all. And you know in your heart, and in your minds, that this is nonsense, this is lies, this is interference to distract you.

Now, there's gonna be three minutes at a time for the next how many hours, where people are going to say we caused the fire Memphis, that we cause the fire, a grease fire in a kitchen yesterday, that we tampered with the smoke alarms in the units. You know, those that were replaced a month ago, in coordination with your Fire Department, as Wayne mentioned, that we tampered with the fire poles on the building. Those that were confirmed to be in place, and operational, one week ago, by a HUD inspector. You know in your minds and your hearts, this is nonsense, this is lies, this is interference meant to distract you. Do not let yourself become distracted by the lies and the interference, please. We are here to discuss the future of Stonybrook, this property that has needed fixing for so many decades. These further delays are impacting the children, the mothers, grandmothers, the elderly, those who are being threatened and intimidated, who might not even come tonight because of that very reason.

Before you tonight are the four Items that need approvals, and time is of the essence. We are aligned on these conditions with your City Staff. We have agreed to be held accountable, we will perform this full rehabilitation in only eighteen months, 'cause we are committed to see this through and we will not fail you. We humbly respect you to see through the interference, make the rational right decision and work with us moving forward.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Comments from the Council?

[Inaudible audience comment]

CHAIRPERSON DAVIS JOHNSON: Any comments from Council?

CHAIR PRO TEM HUBBARD: [Inaudible]. Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Well, there [pause]. There were a couple of things that were said..., well, there was a lot of things that was said that was sheer nonsense. The..., what I'm talking about is the proof based on the residences that they have now. The, the, the Mayor has been to see several properties that have been in disrepair. They say they are professionals in acquisition and rehab. All we know now is that they're professionals in acquisition. So, we have not seen very, very many of the properties that they have re'..., they, they have rehabbed.

The other thing that was mentioned is, what will happen to the people of Stonybrook if we don't let them acquire these millions of dollars that they are supposed to use to rehab this place? The people of Stonybrook will ha'..., we..., they should be, they should be willing to make sure that the people of Stonybrook are put into safe and decent housing while they do the rehab. They have their plan, they want to do it the way they want to do it, it's not the..., I don't think it's the most feasible plan. The, the other thing that would happen to the residents of Stonybrook if they continue to stay there, they're gonna continue to get sick. You saw the two babies that went to the hospital, you saw the lady that left out of here that, that was sick. You..., and, we're saying that..., I mean, what sense does it make... And see, this is what's insulting and this is what is really disingenuous, to say that the people are taking out the fire extinguishers and the fire alarms? Why would anybody do that, and put themselves and their lives in danger? That..., I mean that's utterly ridiculous.

[Audience applause]

CHAIR PRO TEM HUBBARD: To, to even say something...

[Audience applause]

CHAIR PRO TEM HUBBARD: ...of, of that magnitude. Those are the kind of things that tell you to what length that they will go to bamboozle the Council.

[Audience clapping]

CHAIR PRO TEM HUBBARD: The hearing, the hearing that the City prosecuted, no, it was a hearing that the City participated in. We had a..., an attorney from..., Christy Goddeau from Glen Torcivia's office, where the Building Official sat with her. So, we had

our magistrate here, but you could see that what they were presenting was not the information, and everything that we presented, it seemed like they had an excuse or something for it. For example, where are the permits that you pulled to do any work over in Stonybrook? Now, if you're pulling permits and you're actually going to do work, or you have done work, because it was stated a minute ago that there was tens of thousands of dollars that have spent over there. With you spending that kind of money, you're not pulling in per'.., any permits [pause]. Pulling permits here, trigger inspections. You can't just go out there, spray some bleach and paint, and tell us, 'Hey, we have made the repairs. Come back out here and, and, and inspect.' That's not how it goes. You want an inspection, you pull a permit. So, they're saying certain inspections don't require a permit. That's not your call. We tell you what requires a permit here for life and safety of, of our, of our residents.

So, you know, in the African American community, they say that, you know, people are big on church and faith and stuff, so okay, he's gonna play the faith card as to why he believes that this is going to go true. Faith without works is dead. If we don't have enough sense to understand...

[Audience applause]

CHAIR PRO TEM HUBBARD: ...that we are.., that, that you're doing right by us now. You're not even following our procedure in our department that says pull a permit, we'll come and inspect what you have done, and then we'll tell you if you can move forward. Now, these.., if our Fire Department can attest to the fact that they saw all of these brand new operable fire extinguishers and fire alarms, then we would know that.., and, and that, outside of that, that the people pulled them and the people took them away, that's, you know, that's...

[Timer]

CHAIR PRO TEM HUBBARD: ...about the only way the, I believe, that there was every fire protection equipment there.

I tried to take as many notes as I could.

CHAIRPERSON DAVIS JOHNSON: Your done. Your time.

CHAIR PRO TEM HUBBARD: Okay.

CHAIRPERSON DAVIS JOHNSON: Your time is expired.

CHAIR PRO TEM HUBBARD: Okay. My...

CHAIRPERSON DAVIS JOHNSON: Thank you.

CHAIR PRO TEM HUBBARD: ...time has expired...

[Chuckles]

CHAIR PRO TEM HUBBARD: ...and...

[Inaudible dais comment]

CHAIR PRO TEM HUBBARD: So, I will comment on the other things later. I have [inaudible].

COUNCILPERSON DAVIS: [Chuckle].

CHAIR PRO TEM HUBBARD: Thank you.

[Inaudible dais comments]

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, did you have any questions?

COUNCILPERSON DAVIS: I have the floor?

CHAIRPERSON DAVIS JOHNSON: You have the floor, Mr. Davis.

COUNCILPERSON DAVIS: Okay. It was stated earlier, there was some questions about the hurricane transitional plan, if we was to get hit by that, how would you guys address that? That was never really stated.

MR. T. MIGNOGNA: Madam Chair to the Councilman. We have a, a hurricane relocation plan...

COUNCILPERSON DAVIS: Mm.

MR. T. MIGNOGNA: Now fortunately, Hurricane Florence is not projected to hit the Florida coast.

COUNCILPERSON DAVIS: Mhmm.

MR. T. MIGNOGNA: It will actually move north to Maryland and, possibly, D.C. However, we do have a hurricane plan that we shared with Staff many months ago and we are willing to work with Staff to make sure that it is adequate enough to satisfy any concerns that they have.

COUNCILPERSON DAVIS: Here's my concern. Last year, we had a hurricane and someone stated that when we talked about the residents of Riviera Beach, that.., about evacuating and what [stammer] type of plan was in place, someone stated that, 'That's not our problem.' And, in the middle of the day, in the middle of the storm, unfortunately, we had employees put their lives on the line and actually go out in storm when they shouldn't've been out there. This was not stated by your, your team, but I would like to know what plan did you and Staff have a discussion on about how you're gonna do that?

MR. T. MIGNOGNA: We have submitted something...

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: ...that is industry standard for properties in hurricane zones.

COUNCILPERSON DAVIS: Mhmm.

MR. T. MIGNOGNA: We are always working to update it with the best practices available.

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: And we continue to work with City Staff to identify relocation areas for Staff, or for residents to go to in the event there is a hurricane.

COUNCILPERSON DAVIS: What coordinating efforts with any community departments that you'll be using on the hurricane plan?

MR. T. MIGNOGNA: Well, we would work with the designated City Staff. I would start with Director Gagnon, who's been my primary point of ca'.., contact, however, we would, you know, work with Palm Beach County as well, who I understand publishes hurricane plan programs that people are asked to follow and adhere to.

COUNCILPERSON DAVIS: Well, by reloc'.., okay. Mr. Gagnon, is that plan consistent with what you reviewed?

[Pause]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes, Councilman. If I recall correctly, there was conversation before, among Staff and the development team in regards to what hurricane plans were in place and also potentially identifying the area for mandatory evacuation, based on the current conditions of some of the units, the age of the building itself. And I do remember that conversation before. I don't, I don't recall the final outcome, I don't have a plan before, before you tonight. That's definitely something we can continue to [stammer] coordinate with, with Millenia, as well as Palm Beach County, to ensure that if in fact it does need to be a mandatory evacuation zone, that that's effectuated in the future.

COUNCILPERSON DAVIS: So, based upon the inspections, you all haven't de'.., haven't determined whether or not if some'.., is a mandatory evacuation zone?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I [stammer].., I do remember the conversation, I just can't remember the outcome off the top of my head. I do apologize.

CHAIRPERSON DAVIS JOHNSON: Well, let me just answer. I spoke with Stephanie, the Executive Director of Public Safety and, according to their records, 1555 is not in an evacuation zone.

COUNCILPERSON DAVIS: Based upon the current inspections that are in place.

CHAIRPERSON DAVIS JOHNSON: It says...

COUNCILPERSON DAVIS: Okay.

CHAIRPERSON DAVIS JOHNSON: It is not an evacuation zone. And then, they ta'..., she, she said that there would have to be some extenuating circumstances where there is a compromise to the construction or to the concrete.

COUNCILPERSON DAVIS: Okay.

CHAIRPERSON DAVIS JOHNSON: But, she said that based on their records and information, and you can go to their website to find that out, that it is not technically in an evacuation zone.

COUNCILPERSON DAVIS: Thank you. One of the things I would like to definitely talk about is, it was stated in the presentation that something happened in the previous meeting, at this meeting, regarding this matter, and I will say it again that we must set the tone about how we treat one another. And, that sets the tone how folks treat us and view us. We must carry ourselves in a professional matter and leaving the personal attitudes and issues at home, because that's twice that has taken place. And we cannot cheer on negativity in this City. We must come up with a solution, working with people like Millenia, or whoever that chooses, housing authorities, the Paragon Foundation, and one of the questions I have with you guys, have you and the tenant union had a professional attempt, a professional conversation about the interest of the families that we're discussing on how we move forward? Have they even reached out to you guys?

MR. T. MIGNOGNA: I believe they originally reached out to us, I wanna say middle of June...

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: ...where we offered to participate in their Juneteenth celebration.

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: We wanted to be a part of that, we wanted to be able to answer questions. Based on the treatment of our staff and our representatives, I don't believe that is possible any longer.

COUNCILPERSON DAVIS: So, so Juneteenth, did they reject, or you all choose not to go? What happened?

MR. T. MIGNOGNA: Oh no. We, we attended.

COUNCILPERSON DAVIS: Oh, you did?

MR. T. MIGNOGNA: And we, um..., you know, Stonybrook is a private property. We permitted their presence. The owner also permitted their presence onto the property, and we wanted to collaborate...

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: And we wanted to be there to have a, a discussion and answer questions. However, the treatment, by that tenants union to our officials, our representatives, our, our employees, really did not allow a healthy conversation to occur.

COUNCILPERSON DAVIS: Mhmm.

MR. T. MIGNOGNA: So, we stepped back and we listened, and we allowed things to peacefully move forward.

COUNCILPERSON DAVIS: Okay. Just to my colleagues and to the public, I would like to say that I had a conversation, I reached out to Tulsa, Oklahoma to a elected official by the name of Councilor Cue. They were going through a very similar transition, just like we're discussing today, and what I will say about speaking with the young lady, with a professional on the phone, it was..., she had the same concerns and questions that many of us are talking about today in the room, and on the dais. And specifically, I will say it was almost like if, if she had a conversation with Councilperson Hubbard, with her concerns. And, and to her credit, I mean, she talked about what it was like working with Millenia, what are some of the things that they did to, to reassure and to walk through this process. And I would like to say I went that far to find out, you know, were there any success stories. You know? And, she talked about this ongoing situation they're working through. I asked if they had the financing, that was important. We talked about did they apply for the permits that were requesting. She agreed..., she said yes. She was excited. It was good to hear that, but one thing I will say is, I would like to see a little bit more in this process. Me and Mr. Tom, we had a talk about how long will it take for you to get the f'..., approval for your funding to purchase this community, and he gave an estimated time of when that can take place. And, if I stand correct, you said your permits are based upon approval of this particular financing.

MR. T. MIGNOGNA: Madam Chair to the Councilman. Point of clarification, our ability to acquire the property is contingent upon these approvals this evening. Our approvals for the construction financing is contingent upon issuance of the permits.

COUNCILPERSON DAVIS: So, once approved, how long would it take, if we..., what I would like see ya'll participate in the expedited permitting process, if that's the case today, how long will it take for you to get the, the permits submitted and completed with the expedited permitting process, once approved from that particular date?

MR. T. MIGNOGNA: We project that we could get the permits submitted with the plans within thirty days, if not sooner. We expect the permitting review to occur in roughly sixty days. We could then close on the financing, roughly thirty days after that.

COUNCILPERSON DAVIS: Close on the financing, thirty days after that. So, here's... Now, that was my [inaudible], when you close initially, so, you're telling me there's more going on with that process or you're talking about once this is approved then closed upon. What are you saying?:

MR. T. MIGNOGNA: We expect that once the permit is issued...

COUNCILPERSON DAVIS: Mhmm.

MR. T. MIGNOGNA: ...that we'll be in a position to close within thirty days of permit issuance. If not sooner. It all depends on the timing. [Pause]. Let me put it this way, we get approvals this evening.

COUNCILPERSON DAVIS: Okay.

COUNCILPERSON DAVIS: Within a few weeks, no more than thirty days, we submit for permit approval. We get permit approval in sixty days. That's an item needed for closing. So, we're ninety days out, and between ninety and, and a hundred and twenty days.

COUNCILPERSON DAVIS: [Inaudible].

MR. T. MIGNOGNA: Okay? The closing process will occur, construction will commence and we will start construction on Stonybrook Apartments.

COUNCILPERSON DAVIS: So, roughly we're talking about November, December upon approval?

MR. T. MIGNOGNA: September, October, November. Hopefully, by December. By the end of the year we would be able to move forward and mobilize.

COUNCILPERSON DAVIS: Let's say this..., if, if this item was to get approved today, one of the things...

[Timer]

COUNCILPERSON DAVIS: ...I would like to see is that it's very clear to..., and notify to us, as a Board, that once this is approved for permitting, that they're applying for the expediting permitting process... That's correct?

MR. T. MIGNOGNA: We would like to. Yes, sir.

COUNCILPERSON DAVIS: So, is there anything that would prevent you from not doing that? The only I say that because we have families who are currently we are talking about their need to know what's gonna happen. And we have some families that are currently still displaced, that we would like to..., so they can know what's gonna happen, when it's gonna happen, we need to have a projection of what that timeline is like. So, if that permit is approved in November or December, and..., I would like to make sure that

that is..., we're notified that the closing is done and once upon its closing, that they must have a certain time to have that in, and we must make sure that that happened. And we need to attach that to their BTR, which is their Business Tax receipt. That's the only reassurance I can see to where we're notified that they applied for permits, they're getting approved, and they're actually gonna do something with it. I mean, and that's fair, I believe, to all parties, because it reassures their lender that we'll..., that we wanna see it happen, it reassures the residents at home and that are..., live in that wonderful community, that some rehab is gonna take place and it reassures that what people say that not's gonna happen...

CHAIRPERSON DAVIS JOHNSON: One moment.

COUNCILPERSON DAVIS: ...is in place. You know?

CHAIRPERSON DAVIS JOHNSON: This continues into his time.

CITY CLERK ANTHONY: [Inaudible] up to five more minutes.

COUNCILPERSON DAVIS: So I got another five minutes? I don't have much other..., I mean, that's my, my tipping point at this point.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

COUNCILPERSON DAVIS: I don't have much else to say. I can't wait and hold another five minutes...

CHAIRPERSON DAVIS JOHNSON: Mhmm.

COUNCILPERSON DAVIS: ...but that's where I am with that. You know, having that at'..., having the BTR [stammer] attached to it but, you know, we gotta wait for them to get approved, and once approved, they're gonna go through the expedited permitting, that way we know what's gonna happen. It's not..., it's very clear that something's gonna happen and we are notified, City Staff, the day that they get approvals of their financing and then we can have them on a [stammer] on a real..., working with them to make sure that they come and apply for those permits by a certain time. And if that doesn't take place, then we need to have some very alarming..., some serious concern at that time, if they're not applying for the permits when they're receiving money.

CHAIRPERSON DAVIS JOHNSON: Any further comments from Council? You'..., you'..., you're done?

COUNCILPERSON BOTEL: Just a...

[Chuckles]

COUNCILPERSON BOTEL: Don't you dare. [Chuckle]. I have a couple of questions for Mr. Mignogna.

CHAIRPERSON DAVIS JOHNSON: Councilwoman...

COUNCILPERSON BOTEL: Okay. I'll put my questions...

CHAIRPERSON DAVIS JOHNSON: ...Botel, you are...

COUNCILPERSON BOTEL: ...altogether, Mr. Mignogna, and then you can...

CHAIRPERSON DAVIS JOHNSON: ...you are recognized.

COUNCILPERSON BOTEL: ...answer. So, as not to use up my time. I did meet with the folks from Paragon and I thank the tenants association, tenants union for taking the time to meet with me. I appreciated hearing that there was an option to Millenia and I've given it a great deal of consideration and it was good to hear that there, there was..., there was something else out there, but I..., it, it gendered some questions from me, and, and I asked you this and I'd like to hear it in public. Could you explain to me what the 25/30 transfer is and what, what does it mean that Millenia has that 25/30 clearance with HUD? And second, will HUD approve the transfer of the HAP contract, or the Housing Assistance Program contract to an entity if it's not approved, if it doesn't have that 25/30 transfer? And then, would you consider working with..., I, I was struck by the, the number of programs and the variety of programs that an entity like this, CDFI or, perhaps, another, if it's not Paragon, then another CDFI, could bring to bear in this situation to benefit the residents of Stonybrook? Because, they, they, I think, would be appreciative of having some of the services the financial awareness, the financial..., you know, the, the kinds of services that a, that a CDFI could bring to that community, to raise the level of understanding of finances and so forth. I won't go into that, opportunities that Paragon could provide with that kind of thing. I know that you were not looking forward to perhaps working with the tenants association, but that you might consider working with Paragon, or some other entity that could help you in that regard, to provide those kinds of services. I've spoken with Cepheus in the past about the kinds of community services that could be provided in that community center and this might be something that you could provide.

That's all for now, if you could answer those.

MR. T. MIGNOGNA: Madam Chair to the Councilwoman. The, the 25/30 process is the HUD approval process where a housing assistance payment contract, a Section 8 contract, this one tied to the property, they're not portable vouchers, they're tied to the property, would, would receive approval from one owner or a seller to a buyer, a purchaser. And, a purchaser has to pass a rigorous and continuous approval process by HUD based on its experience, based on its good standing with HUD. Millenia has proven over and over again, based on the volume of HUD properties that we have worked to acquire, that we have 25/30 approval, that we have 25/30 approval for this transaction as well. So, I can stand here confidently and tell you that we have the full support of HUD on this transaction.

Pertaining to Paragon. Social services is a vital part of our programming, and the success of our properties, around the country and we are absolutely willing to meet with

Paragon and, and any other valid social service provider to further assist and put together a programming package and social services package for the residents.

COUNCILPERSON BOTEL: It's very important to me to be certain that you are willing to work with a community group that would help oversee, on behalf of the tenants, on behalf of the folks who live there, the maintenance, the continued maintenance of... and I know this is one of the conditions that Mr. Gagnon has, has mentioned, not in this particular motion this evening but [chuckle], in one that is yet to come this evening, one of the conditions is that you have a tenants group in collaboration with a community group that will help oversee that. Are you committed to having that tenants group, or that, that community group comprised of tenants and community members, meet with you on a regular basis?

MR. T. MIGNOGNA: We are.

COUNCILPERSON BOTEL: That's all I have. I'll save my two minutes and thirty-six seconds.

CHAIRPERSON DAVIS JOHNSON: [Chuckle]. Any additional comments from Council? [Pause].

[Inaudible dais comments]

CHAIRPERSON DAVIS JOHNSON: She has had her two minutes, [inaudible] times.

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: Is..., you grabbing...

COUNCILPERSON MILLER-ANDERSON: I'll, I'll let her go and then [inaudible].

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: The...

[Inaudible dais comments]

CHAIR PRO TEM HUBBARD: I have two, two questions for, for Staff. Chief Duren and Mr. Gagnon. Chief Duren, I'd like to find out about the, the fire extinguishers, please. And, Mr. Gagnon, I want to find out about the ability to put this into your documents, the questions..., my initial questions to you. Do you not think that this is something that we can do on the front end, as oppo'..., I heard them say that this wasn't something that they would agree to, but I think it's something that we need to have them to agree to. Also, I thought this weekend I was told that Stonybrook has just gotten put..., placed into the mandatory evacuation area, just this very weekend. At..., is there any way that we can confirm or find that..., find that out this, this, this evening as well?

So, I'll stop right here and have you guys answer the questions, please. Mr. Duren.

FIRE CHIEF DUREN: Reginald Duren, Fire Chief.

Ms. Hubbard, yes, we did, did an inspection approximately three to four weeks ago and, at that time, we were able to get into most of the apartments.., residents that were there, and we did ask that they put extinguishers into those apartments and, at that time, there were extinguishers in those that we looked at.

CHAIR PRO TEM HUBBARD: Were they gone? Were they there? When ya'll went back, or?

FIRE CHIEF DUREN: No, ma'am. We asked them to be installed and placed into the apartments and went back and checked most of the apartments that were there, and they had extinguishers at that time. And that was three or four weeks ago.

CHAIR PRO TEM HUBBARD: Okay. So, they had the extinguishers? But the ala'.., what about the alarms that go off when people...

FIRE CHIEF DUREN: We, we also checked with detectives at that time. And after hearing what was stated at this meeting today, it's my intent to send the inspectors out tomorrow again, to check the detectors and to make sure they're alerting as they should.

CHAIR PRO TEM HUBBARD: Because the firemen were going door to door knocking, because the people weren't coming out and the people didn't hear the fire?

FIRE CHIEF DUREN: Yes, ma'am.

CHAIR PRO TEM HUBBARD: That there was a fire, so nobody, you know, even if they tore them up, no one would just sit in there and burn because they didn't know that it was a, you know, was a fire. So they actually had to start going door to door manually, getting the people up and out. So they, you know, weren't working on yesterday.

FIRE CHIEF DUREN: Yes, ma'am. We'll go back and do a reinspection tomorrow, as I said.

CHAIR PRO TEM HUBBARD: Okay. Thank you.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

COUNCILPERSON DAVIS: Ma'.., Madam Chair?

COUNCILPERSON BOTEL: [Inaudible] call the question.

MAYOR MASTERS: Well, I...

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, you're recognized.

COUNCILPERSON DAVIS: I wanna add an, an amendment, one more condition to this Item being approved, and that condition is that this Council.., this.., our Staff and Council's notified within two business days of the finance.., finances being approved and

permits being submitted within fourteen business days, for construction, after approval, which'll be another hundred twenty plus days like stated before.

CHAIRPERSON DAVIS JOHNSON: Millenia.

[Inaudible comment]

COUNCILPERSON DAVIS: Well, what's reasonable?

MR. T. MIGNOGNA: Permission to address the Council.

COUNCILPERSON DAVIS: Yes.

CHAIRPERSON DAVIS JOHNSON: Permission granted.

MR. T. MIGNOGNA: Madam Chair to the Councilman. We agree to an additional stipulation, however, I would like to make it within thirty days of these approvals.

COUNCILPERSON DAVIS: That's fair. I can do that.

MR. T. MIGNOGNA: Thank you.

CHAIR PRO TEM HUBBARD: What about the other two stipulations?

COUNCILPERSON DAVIS: [Inaudible].

MR. T. MIGNOGNA: Also, Madam Chair to the Councilman?

CHAIRPERSON DAVIS JOHNSON: Mr. Mignogna.

COUNCILPERSON DAVIS: That's your permits [stammer], correct?

MR. T. MIGNOGNA: Can, can we notify you say via email? As the appropriate course of communication?

CHAIRPERSON DAVIS JOHNSON: Email is an appropriate course.

COUNCILPERSON DAVIS: I think both, considering that.., I'm just very funny about electronic device'. I think we need to go both ways.

[Chuckles]

COUNCILPERSON DAVIS: Believe me. Nothing against you, I'm just.., believe me. I'm just...

MR. T. MIGNOGNA: Madam Chair to the...

COUNCILPERSON DAVIS: ...speaking...

MR. T. MIGNOGNA: Madam Chair to the Cou'...

COUNCILPERSON DAVIS: ...I'm very funny about it.

CHAIRPERSON DAVIS JOHNSON: Mr. Davis.

COUNCILPERSON DAVIS: And the Staff know' what I mean, so.

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

[Inaudible audience comment]

COUNCILPERSON DAVIS: Well... Right.

MR. T. MIGNOGNA: We'll be sure to copy all Members so that...

CHAIRPERSON DAVIS JOHNSON: All Members of Council.

MR. T. MIGNOGNA: ...there, there's no chance of...

CHAIRPERSON DAVIS JOHNSON: And City Manager, please.

COUNCILPERSON DAVIS: The City Manager should be...

MR. T. MIGNOGNA: And the City Manager.

COUNCILPERSON DAVIS: It should go to the City Manager and then copy the Council.

MR. T. MIGNOGNA: Fair enough.

COUNCILPERSON DAVIS: I think that's fair.

MR. T. MIGNOGNA: Thank you.

COUNCILPERSON DAVIS: Uhuh.

CHAIRPERSON DAVIS JOHNSON: Question?

COUNCILPERSON MILLER-ANDERSON: Madam...

COUNCILPERSON DAVIS: Ma'...

COUNCILPERSON MILLER-ANDERSON: ...Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman...

COUNCILPERSON DAVIS: [Inaudible]...

CHAIRPERSON DAVIS JOHNSON: ...Miller... Were you done, Mr. Davis?

COUNCILPERSON DAVIS: I'm done. That's all I needed.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller...

COUNCILPERSON DAVIS: [Inaudible]...

CHAIRPERSON DAVIS JOHNSON: ...Anderson.

COUNCILPERSON DAVIS: ...the question.

COUNCILPERSON MILLER-ANDERSON: I just wanted to, you know, make a comment that, you know, in speaking with the tenants union and the, the resident' this afternoon right before the meeting, with the proposal of the, the tenants forming a co-op, I., as I explained earlier, I had not had an opportunity to spend a lotta time in doing the reviewing of it being that I just met this afternoon, right before the meeting. I., in speaking with Millenia, and I know there's been a lot going on, the fire, the, you know, the resistance and I think I mentioned this before, I was not aware of any immediate alternatives the time in which we were discussing this several weeks ago. I have since come up with., I've heard some proposals but, you know, I'm., what weighs heavily on me, is what happens if we don't move forward with this? That's my concern. I., Stonybrook, the condition that it's in, I recall it being that way when I was a child and so, it's been that way for a very long time and I just, you know, I even asked the question earlier, was that, you know, had anyone thought about doing this co-op program, you know, prior to now? I mean, it., you know, have there other., been any other solutions prior to now, and if not, why not? And so, I don't, you know, either one way or the other, we're gonna have to worry about, you know, if the co-op could've done it, we have to worry about is Millenia gonna follow through and do what they're supposed to do? There's a number of things, you know, someone's not gonna be happy but, you know, I ultimately want the conditions in that neighborhood to improve. And, it's just that it [stammer], it's difficult because I do understand the neighb'., the tenants are trying to really make things better. They wanna take ownership and responsibility of the area, but I just have not had an opportunity to hear how that would really work, is there any guarantee that it would work? And, I, you know, just have to, at this point, just go with knowing that Millenia has presented a plan. I'm hoping that the conditions that are being put into place, that they are followed and we follow through and get things done the way in which we've laid it out tonight.

And that's, you know, that's really all that I can go on right now because I don't have another option in terms of what will necessarily work or how does that plan look? And so, you know, like I said, ultimately, I want the conditions to improve and, and if that means different nonprofits getting involved, different agencies coming in and assisting with the residents in that development, then that's what needs to happen but this place has been this way for over forty years that I'm aware of. And, I just., if, you know we had all of these answers all this time, why had they not been implemented in all these years?

So, that's where I am with it. Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CHAIR PRO TEM HUBBARD: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: [Stammer]. No. I have not...

COUNCILPERSON MILLER-ANDERSON: 'Think she...

CHAIRPERSON DAVIS JOHNSON: ...had an opportunity to speak. Thank you.

COUNCILPERSON MILLER-ANDERSON: ...[inaudible] she, she spoke enough for the night.

CHAIRPERSON DAVIS JOHNSON: There is a gentleman that I've been working with by the name of Edel Travieso. And he's with an organization called Green Veterans and Vesco. I worked with Mr. Travieso with regards to a senior who had an issue with a property. I would like to recommend and suggest that Millenia has a conversation with Edel Travieso Green Vets, because they work on sustainable housing, they work on green housing, they are..., they're mission is about sustainability, and providing properties that are reasonable to the, the residents. They are very much committed to sustainability, and I would like to see Millenia have a conversation with Edel and his team, because he's done some work gratis for seniors, in the District. I received calls. There was a call that came through, I contacted them, I happened to meet them at an event and I called upon them, and they came without question. And so, I think that that would be a good conversation to have.

I too have labored with this. There..., I have gone out to the property, I have talked..., I've, I've spoken to some residents. Others, the conversation that I had was grossly misrepresented, however, I am concerned about the conditions of Stonybrook. I am very much interested in seeing this ship righted. It's important. There is, you know, nothing that we haven't talked about and that has been introduced and organizations coming forward, I, I think that that is all very appropriate. We have an opportunity here to do something different. We have an opportunity with the conditions that have been applied, to be able to create an opportunity for the residents of Stonybrook. I'm a Palm Beach County resident for thirty-four years. For the thirty-four years that I've lived here, Stonybrook has been a conversation, but even more importantly, I understand it because I lived it. Not in Stonybrook, but I lived in a place called Lincoln Field in Miami-Dade County and it was low income affordable housing. Our playground was gravel. So, that should tell you that when you fell off of a..., off of a swing, you were damaged. Because there was no grass. There was nothing there. So, I get it. I do. But, what we have to do is, make sure that the conditions are adhered to, we have to make sure that we har the tenant's concerns, we have to incorporate and include, in my opinion, the tenants as its designed, as you do your work, you involve them. If you truly want a healthy and holistic community, it has to be inclusive of our voices. And I'm, I'm listening, and I've asked repeatedly, if you tear it down, where do the people go? We've asked Palm Beach County, is there a housing stock? I've asked. I immediately went to... Please, no, no comments for me. I immediately went to the County Administrator and the question that I asked was, is there housing stock available, to accommodate these families, if our Council decides to tear it down? There is nothing available. They are having their own challenges with affordable housing.

There are many issues, there's so much to consider. However, I believe that involving a company that focuses on green building and sustainability, is a, is an idea. I do believe that having a conversation with Paragon, who is a CDFI and other organizations that can bring in...

[Timer]

CHAIRPERSON DAVIS JOHNSON: ...ex'..., experience and expertise, is important.

That concludes my comments.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson.

COUNCILPERSON MILLER-ANDERSON: I just wanted to ask, I know there has been talks about the Housing Authority coming and possibly coming and taking it over, looking at it. You know, I just have concerns about that because they've had years to have that opportunity but that was never brought up until a couple weeks back. For Millenia, I also have heard about if the.., when we're... Maybe I should wait until... I'll wait, I'll wait on that part regarding abandonment of the road. The City Council taking it over. We have so many facilities that need to be renovated or replaced, and I just don't see financially how the City could take over this development, because that was one of the things that.., one of the proposals that I had heard from others, and I just don't see how that is something that we can afford to do. So, I just wanted to put that on record and I'll speak to the other Item when we get to it.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you. Madam Clerk.

CITY CLERK ANTHONY: Council'... Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting. [Pause]. Madam Chair, the time is now six minutes after nine, would you like to go to regular public comment?

CHAIRPERSON DAVIS JOHNSON: I would like to go to public comments.

PUBLIC COMMENTS

CITY CLERK ANTHONY: We're now down to public comments. The acceptance of public comments for this section of the Agenda is now closed. Edwin Ferguson, Lloyd Brown, Mary Brabham.

[Pause]

CHAIRPERSON DAVIS JOHNSON: Mr. Ferguson? Mr. Brown.

[Inaudible dais comments]

[Inaudible audience comments]

CITY CLERK ANTHONY: After Mr. Brown, Mary Brabham, Margaret Sheppard.

MR. L. BROWN: Let me see here. Don't start it yet. Wait, hold up. Give me a break. Okay. How ya'll doing?

CHAIRPERSON DAVIS JOHNSON: Good evening, sir.

MR. L. BROWN: Okay. My name is Lloyd Brown. I guess you already know that.

You know, my philosophy is making the community better. I mean, we need to have this philosophy to overcome our problems. We need to put somebody in office that has the good of the community in their heart. We need to stop supportin' people that..., we need to stop supporting people that, uh, we put in. You know? Because, for one thing, don't think your vote put these black politicians in. I mean, I'm talking about Bobby Powell, Bernard Mack, Alcee Hastings, Priscilla Taylor. Being black don't mean nothin' if your heart, you don't have the good of the community in mind. I mean, we let people come into our community, controlling housing, controlling the jobs, the education and our economy. But you know what, these people, and those stores owners, would never let you open a business in their neighborhood. They're not foolish enough to let [chuckle] someone come into their neighborhoods. I mean, you know, but you are because they have sense enough to look out for themselves. They're not going to..., I may not get all this done but I don't really care 'cause they, they may not, you know..., I just have to come off and talk on my own.

Let me say something about Stonybrook, since you all want, wanna hear about Stonybrook. Now, but the thing is, when I used to go over there a long time ago,

Stonybrook was screwing up. When I used to go over there, the first time, they had grass. Next thing I know, they ain't got no grass. The City didn't say nothin', but they go to the people in the neighborhood, 'Oh, you need to put grass in your yard. You need to do this,' but nobody went over to Stonybrook and said anything. You done' waited so late, you know, to where the people over there now, these people are in a turmoil. And then one thing, if the economy was better, maybe those people would have jobs, they wouldn't have to live in a place like Stonybrook. It's like you're giving these people..., I mean, you'..., you're giving them a way to cop out. Stonybrook is only a place to keep people down. You don't need to be in Stonybrook, you need to be on a job, working, so that you can get yourself out of places like Stonybrook. It's not nowhere where you wanna live there the rest of your life, 'cause I know people that in Stonybrook, their uncs', their aunts, their fathers, their mothers, everybody live' there. So, they done' got to the point to where they settled with that. You can't have people to settle for something that's less than what..., you don't give something like that, you make them get on their feet, you give them the opportunity to get jobs, you give them the opportunity to make things better, because, for one thing, when you let these people come in and run your economy, and run your schools and all that, you lose out. These people that got these..., I mean, I'm, I'm all across the board. But, these people who got these businesses in Riviera Beach, you know what they do? They take their money back to their communities, and they don't really care about yours. So, it's like...

[Timer]

MR. L. BROWN: ...Stonybrook, that thing been going bad. Ya'll just up here now, it's a little too late I believe.

CITY CLERK ANTHONY: Mary Brabham, Margaret Sheppard, Fane Lozman.

MS. M. BRABHAM: Ms. Mary Brabham, Riviera Beach.

I would like to make a comment. When I was coming up to give her the card for Item No. 16, because 15 was too late, I made an observation here with some of the Staff that, hopefully, that we would not be in here 10:00, 11:00 and 12:00 o'clock tonight, because basically I wasn't feeling well. So, when I came up [inaudible] aisle, I had taken some medication, so I was a little bit wobbly. So, the resident back there assumed that I brushed into her, that's not my caliber. So, I would like to say, that was not intentionally done. I did not want to lose my balance. So, I'll say it again, that it wasn't intentionally done.

UNK. AUDIENCE: Okay.

MS. M. BRABHAM: So, if she want me to call her name, I will, Ms. Bessie Brown.

UNK. AUDIENCE: Okay.

MS. M. BRABHAM: ...it wasn't intentionally...

[Inaudible audience comment]

MS. M. BRABHAM:...done.

CHAIRPERSON DAVIS JOHNSON: Point of order.

MS. M. BRABHAM:Thank you.

CHAIRPERSON DAVIS JOHNSON: Make your comments.

MS. M. BRABHAM:I would like to also say, on 15, the Mayor over in Belle Glade, just one week ago, two hundred residents in a low income dwelling over in the Glades, two hundred of 'em, Mayor Steve Wilson, they don't have the money. Some of the residents contacted me and said that they wished that they had somebody to come over there and rescue them. All they are giving those people are a \$50 voucher...

UNK. AUDIENCE: Okay?

MS. M. BRABHAM:...for food, and \$250 to move out. You have all of those kids, as well as the elderly that are homeless. We do have a chance here, with Millenia. I think some of 'em over this, that I told 'em, I would be a thorn in they' side, because our schools are encompass', and our homes are encompass' around that area. [To audience member: Am I correct?] Did I not tell her that and I think she know' that I mean business. We have a chance here, in this City, to make history here. Global Ministry had it, there wasn't no i's crossed, or no t's crossed. I went through a long list of things here, what Millenia said that they were gonna do. Not just you all are gonna hold 'em accountable, we as residents are gonna hold them accountable too. Because see, it's..., it is not how horrific or horrible things is, we have to put [inaudible] in process, these things that may be workable to meet all of our needs in this City here.

So, so move on with this. We, we..., you, you have to, you have to make these peoples whole...

[Timer]

MS. M. BRABHAM:...by Millenia making them whole. So, and I'm gonna hold them accountable. Not just myself, we as residents, are gonna hold them to the higher standards. And this City has a chance to put a face on their low income housing because Stonybrooks is one community inside of a community.

MR. F. LOZMAN: Point of order. She's out...

MS. M. BRABHAM:Thank you.

MR. F. LOZMAN: ...of form up there. [Inaudible].

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

[Inaudible comments]

CITY CLERK ANTHONY: [Inaudible]. Who said that? What is the attorneys name?

CITY ATTORNEY DEGRAFFENREIDT: [Inaudible].

CITY CLERK ANTHONY: [Inaudible].

CITY ATTORNEY DEGRAFFENREIDT: [Inaudible].

MR. F. LOZMAN: [Inaudible] you have a quorum, she can go back and make her comments again. You gotta have three people up there for [inaudible].

UNK: [Inaudible].

MR. F. LOZMAN: [Stammer], you have to have three people on the dais for [inaudible].

UNK: She's in the room.

MR. F. LOZMAN: It doesn't matter.

[Inaudible comment]

MR. F. LOZMAN: Should be on the dais.

UNK: Was the mic on ?

MR. F. LOZMAN: That's, that's the way it works.

UNK: Was the mic on?

UNK: Yes, it was. And it was recording.

MR. F. LOZMAN: You have to be on the dais.

CITY ATTORNEY DEGRAFFENREIDT: [Inaudible].

CITY CLERK ANTHONY: Margaret Sheppard, Fane Lozman, Mr. W. Millsap.

MS. M. SHEPPARD: My name is Margaret Sheppard and I do live at 167 East 23rd Street. Prime property. Owned and operated by the federal government, which is called HUD.

I'm here on behalf of the Riviera Beach Willie Bo and Gwen Garden, meditation garden that's located at Lindsey Davis. As you know, the meditation garden is up and on the last couple weeks, we have been meeting with a group, they're here today.., a couple of 'em are here today to fill in that we will breaking.., be breaking ground for our vegetable garden. So, we thank you all for all your contributions. They are here to tell you about what they propose to do, how they propose to raise the money and that we will be breaking ground very soon. They have a timeframe that they have to get in and get out so they can make sure that the beds are up and ready to start planting season. So, I

thank you once again, and they're here. Ms. Hubbard was in the meeting on yesterday, and I, I thank God for her input. And, Mrs. Jenkins was on the phone, and Mr. Carter was there and Nia Mya. I don't wanna miss anybody. But anyway, those were some of the key people that's gonna bring about the second phase of the Willie Bo vegetable garden. We will be soliciting the children, R.J. Henley, and we'll be soliciting, I hope the children that's there on the property, to make sure they get their hours in, anybody want to get the garden [inaudible]. But, I think they're here to let you know that they must be supported, I hope by the City, as you all did such a fabulous City. And I thank you for all that you've done.

And, Millenia is here and we hope that we could do a satellite garden over there, because it's gonna be a unique program. And we are here working with the CRA, [inaudible], to make sure that we get the vegetable garden in there and teach the other young people what it mean' to garden. This is collaborative partnership with the City of Riviera Beach. So, I hope that you take that into mind once you get settled. We hope to find a patch of land as you're..., and I'm glad you're here today..., find a patch of land so we can start breaking ground with this group that we have now. We're ready to move. We are in District 1. Mrs. Hubbard, she's hit'.., hittin' 'em out the ballpark. She's with Cunningham Park and now she's with Lindsey Davis. Two for the price of one. So, we thank you for coming. We'll be looking to litigate and talk to you, but the, the crowd is here. I hope they have their card so they can give 'em to you so you can work with us over at...

[Timer]

MS. M. SHEPPARD: ...Stonybrook.

Thank you very much.

CITY CLERK ANTHONY: Fane Lozman, Mr. W. Millsap, Willis Williams.

MR. F. LOZMAN: Fane Lozman.

When you go to the County Commission, all the County Commissioners are there to hear your public comments. Here, there should be a policy, take a recess for five minutes and the Chairperson and Terence Davis should be up there, otherwise we're just talking to three of you, or two of you, and that's not the way it should work.

Ms. Botel, never let anybody up there intimidate you. Okay? You are just an elect'.., you are as much an elected official as Tonya Davis Johnson. Okay? Tonya Davis Johnson thinks she is the new autocrat in town, that she's the dictator of Riviera Beach. She is certainly not a dictator. She was given the Chairperson title by the rest of the Board, but yet, she acts that she's superior. Some of you've been trying to put things on the Agenda and they haven't got on there, and then she tries to pontificate, 'Well, I don't think it should be on there,' and, 'I don't think this and I don't thing...' That's not what Robert's Rules of Order is all about. The Mayor was, was 100% right, if you wanna put something on there and you wanna override her, we don't care what her feelings are if they're hurt, that she's gonna be overridden. If she's gonna be a childish baby, don't be

an elected official. She shoulda said, 'Sure, if you wanna vote, go right ahead,' but she sat there and babbled on like a little baby, like somebody was questioning her authority. That's why I wanted Ms. Hubbard to be the Chair 'cause at least she has a lot more maturity [chuckle] than Tonya Davis Johnson. And I've talked about Tonya Davis Johnson's behavior publicly at County Commission meetings. Okay? But what you need to have, and you need to realize that you are just like she is. Do not let her intimidate you, do not let her violate the Robert's Rules of Order, do not let her pontificate [inaudible] what you're trying to do. If you wanna add something on, you can add it on. What you really oughta do is make a motion to throw her off as Chair, 'cause her performance has been disgraceful. KaShamba Miller-Anderson was a fantastic Chair. Terence Davis did a marvelous job. We've had multiple people..., people in the audience have commented what a horrible job Ms. Johnson has done. I have seen it. She pointed her finger..., you have people outside the meeting today, she sent the cops over [stammer] meeting before. You have some people outside. One guy was thrown out of a meeting, he didn't do anything wrong. We don't need Adolf Hitler sitting in our Council Chair [stammer], uh, Council Chair..., Chair. What we need is somebody who's mature, who follows Robert's Rules of Order, and we have role models in Terence Davis and, and KaShamba Miller-Anderson who did. And Lynne Hubbard would do a wonderful job. Somebody needs to make a motion to replace her 'cause her behavior earlier today was deplorable. And [inaudible] between her and the Mayor, but at the end of the day, it comes down to one thing, as the client, you had a City Attorney who disparaged an elected official and brought dishonor to the Mayor, but she dislikes at the idea. She can't let her individual politics get around from what Robert's Rules of Order is all about. I'm gonna..., I'm trying to do what I can to identify grounds to get her thrown out, that she'll never be an elected official again and in the coming weeks, hopefull...

[Timer]

MR. F. LOZMAN: ...can come up with a game plan. But she's finished as an elected official in Riviera Beach, I promise you that.

CITY CLERK ANTHONY: Mr. W. Millsap, Willis Williams, Jill Beinhart Slosson [sp].

MR. W. MILLSAP: Mr. Millsap. Resident of Riviera Beach. I am addressing the full Council and saying good evening to you. And I have a question...

[Inaudible audience comment]

MR. W. MILLSAP: ...pertaining to...

MAYOR MASTERS: Your mic, sir.

MR. W. MILLSAP: Oh, ya'll can't hear that? Okay. I have questions pertaining to the City itself as a whole.

I thank ya'll for the [inaudible] that you all have doing, and what you are trying to do for Stonybrook, but what about the rest of the City itself? I still have to either go to Pleasant City or go to Kelsey City on a day to day basis to get breakfast if I want it, or to

take my family out to dinner, or to purchase something, I have to go out of the City of Riviera. Why is it so hard for us to have something here to provide for the residents of the City of Riviera? That's convenient for us? We don't have a mall, we don't have a movie theater, we don't have anything to offer the residents of the City of Riviera. I notice ya'll are talking about the water, all the things you have going east of Broadway, that's good. But I don't have a boat so I can get over to Peanut Island, and a whole lot of residents don't even play with that water period. So, why is it so hard for ya'll to try to get us something done west of the tracks? For the residents of the City of Riviera as a whole?

Now, my problem again, every time the state does some work on our roads... I realize Martin Luther King and Barack Obama gonna be a few days before they get it completed, but you got Broadway, they done' dug it up. You go to Blue Heron, across on U.S. 1, you got a pothole in the middle of the road. You go north of Blue Heron, on U.S. 1, you can tell when you're in the City of Riviera 'cause your car gonna dip left, right, up and down.

[Chuckles]

MR. W. MILLSAP: And that's terrible.

[Inaudible audience comment]

MR. W. MILLSAP: Ya'll need to address that issue, please. As soon as you can. Plus, ya'll have heads of employees in the City of Riviera, that don't know anything about it. So, if ya'll get ready to hire somebody else in the City of Riviera, in the CRA, as well as the City employed, would ya'll please make sure they know something about the City because I have had an opportunity to go and address these individuals about things that's happening, and they told me, 'Well, I'm not familiar with that area.' Because they get off on nine'.., get off 95 on Blue Heron and go straight to their job, get back on Blue Heron, get back on 95, and they go home. They don't live in the City, they don't visit the City and they don't know anything about our City. But every time something comes up, we can't.., we're in a lawsuit because certain individuals make it through. Why is it that we can't have something in this City to benefit us, as a whole?

I thank ya'll for what you're doing for Stonybrook right now, the conversation sounds good, but just don't do Stonybrook, we still got other sections of the City. It ain't but a block and a half, but please do something with it.

Thank ya'll for your time.

CITY CLERK ANTHONY: Willis Williams, Jill Beinhart Slosson, Alexander Perez.

MR. W. WILLIAMS: Good evening, Council. Willis Williams, Riviera Beach.

You know, you guys have a real tough job sometimes. And it look' like tonight is one of those nights that you really gotta buckle down and do the right thing. And, as many of the residents have said before me, and some of the ones that didn't say it but, where are these people gonna go if you don't do something with'.., without Millenia. If

there was another plan on the table..., and I know it's compassionate to..., it's probably, not probably, it's compassionate to all of us. Because we all care about one another, as a whole. But, I just..., it just worry me to, to know that those people won't have any place to go if we don't do something, and do something hurriedly. So, I, I appreciate you doing something and making sure that that situation comes about.

My other thing again, is I've..., as I've asked on more than one occasion, it's about the location where I'm at in the Upland area of the Riviera Beach [inaudible], I've spoken with the Manager, I've spoken with the Attorney, and it had to be done on the City side before it can go to the CRA, so I would like for someone from Council to instruct the Manager to get with Mr. Gagnon, so he can get with me so we can eliminate this problem. 'Cause I've heard the word come up more than one time tonight about addendums, and, and making adjustments and things of that nature. So, I don't think we have to go back and do a whole other, you know, [stammer] to, to redo it, so I'm, I'm asking you please instruct Mrs., Mrs. Hoskins to get with Mr. Gagnon and have him get with myself so we can get this laid out because it's right now, becoming a real big problem. And I appreciate it.

Thank you.

CITY CLERK ANTHONY: Jill Beinhart Slosson, Alexander Perez, Roosevelt Kingdom.

MS. J. SLOSSON: Hello. How are you? I just wanna introduce myself to you, give you a little bit, a brief scenario about who I am, and then what I come for. I come from good news. Again, it's Jill Slosson. I actually grew up here. I grew up in Riviera Beach. My mother is still on Singer Island, my brother's on Singer Island, I went to Suncoast, so I've been around for a long time here. This is my home. I worked with Operation Hope, Ken Bowers, for years delivering Thanksgiving dinners. We've had..., actually, the Christmas parties where here, at the Center, in the complex, so I've, I've been involved in charity functions with the City for years and years and years. And so now, I'm a part of Gratitude Community. It's a..., it's a company over on, let's see, it's Community and Military Trail and we are in a group of..., it's a master living and we're a leader..., we're volunteer leaders. And so, what we come here for you tonight, is that we have a project due, and we have a project and we wanted to give back to the community.

And our vision for our group is we are committed to creating a world that is unified, loving and compassion. And so, we wanna come here, the empty lot, 1550 West 28th Street, by the Lindsey Davis Community Center, it's a empty lot, and we want to make it a, a vegetable garden just like the 10th Street garden. And so, we..., so, we've been working with Richard Blankenship, we've been working with Dennis. We did have a meeting with..., there were twelve different people yesterday, to come together. [Stammer], let's see, our, our project will be September 22nd and 23rd and we just want to work together with the City so we can make this happen. So we have..., our vision is to have, I believe, it's fifteen garden beds on that lot and we're gonna have vegetables. It's gonna have to be a, like, two different phases because, according to Mr. Blankenship, some of the vegetables you wouldn't be planting right now, you would have to plant it later. But so, we're pla'..., we're planning on that with the fifteen beds, we do have. So

there's [counting to self] twenty-nine of, of the people in m group, but then in our leadership community, there's hundreds all over Florida, all over the..., actually, all over the United States. So, we're coming together with a lot of volunteers.

And as far as funding, what we're doing is, we're doing, we're doing sponsorships and GoFundMe, and we, we feel we will have the money to put in the beds and we're...

[Timer]

MS. J. SLOSSON: ...going to go ahead and, hopefully, have your blessings to do this September 22nd and 23rd.

Thank you so much.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CHAIR PRO TEM HUBBARD: Thank you.

CITY CLERK ANTHONY: Alexander Perez, Roosevelt Kingdom, Delano Danson [sp].

MR. A. PEREZ: Good evening.

COUNCILPERSON DAVIS: Good evening.

MR. A. PEREZ: Alexander.

I'm here just following up with what Margaret shared, and what Jill just shared. I'm just cheerleading some more for the project, with Lindsey Davis. I wanna share some information if anybody wants to support the project, we got a website up, it's seeds of ch'..., seedsofchangecommunity.org. All the information is there, and the links. We're doing a GoFundMe to raise, help raise funds. We also, our..., have some team members in alignment with different corporate donors in place, to support the project. As Jill was saying, we're..., the main project is..., the main part of the project for phase one is installing fifteen garden beds, which are gonna grow organic vegetables and produce. We also have a team, a beautification team that's going to build a, a, a separate section, where we're getting the local school, that's about a block away or so, involved to have the children come and, you know, connect with the elderly community there to help, like, bridge the gap. The, the intention, it's, it's community obviously. It's, it's, it's..., our project is the legacy project that we're, you know, committed to creating as a team. One of our team members that works in the community also, a few blocks away from the Riviera Beach garden, you know, stumbled upon it and, and referred it to the team and that's how we ended up here.

And so, we're just excited to, to, you know, partake in this community effort and, and help, you know, unify the community, help build something..., support in, in this process. And, and so, any extra funds that we, that we generate beyond what is needed for the, the main phase one rollout, we will be donating also to the Center for..., to help

support the irrigation system, and, and anything else that's needed. So, that website again is seedsofchangecommunity.org.

Thank you very much. Have a great night.

CHAIR PRO TEM HUBBARD: Thank you.

CITY CLERK ANTHONY: Roosevelt Kingdom, Delores Dawson, Dr. Lydia Smith.

MR. R. KINGDOM: Good evening, Council.

MAYOR MASTERS: Good evening, sir. How are you?

MR. R. KINGDOM: I'm Roosevelt Kingdom, Customer Service, not meter reader, Finance Department.

We, Customer Service, we feel that if you guys are not gonna fight for us, we're gonna fight for our own wellbeing. In spite of my own personal convictions, I'm gonna do what Mr. Davis instructed me to do, we're gonna see if we can meet with Ms., with Ms., with the City Manager and see if we can set up a meeting. I have two quotes that I'd like to express, and I hope they don't fall on deaf ears. The first one is, it's a saying, 'If it's not broke, don't try to fix it.' The next one is, it's been said that, 'It takes good people in good positions in order for a company to be successful.' Well, you have that with Customer Service, and we are in a good place in Finance. As I say this, I speak for my fellow co-workers, we would rather not return to the Utility District. It is prevalent there is much division and disarray within the District, and we don't wanna be a part of that. See, Customer Service is my brand, and I take pride in it.

Before I go, I just have to send this out to my fellow co-worker's, we're not a team because we work together, we're a team because we respect, trust and care for one another.

Thank you.

[Audience applause]

CITY CLERK ANTHONY: Delores Dawson, Dr. Lydia Smith, Latricia Donnelly.

MS. D. DAWSON: Mayor Masters, personal., and a great...

MAYOR MASTERS: Good evening.

MS. D. DAWSON: ...person, Mrs. Tonya Johnson. We're ever grateful to you, Members of the Board. Delores Dawson, 669 West 6th Street.

On behalf of the Concerned Mothers, the Southside Coalition, we are grateful to the City. Mrs. Johnson, we are grateful you..., to you for how you carried on, did so well for us and we had such a wonderful time on the 11th, we're grateful to you. We're grateful

to Bruce Guyton and Cedrick Thomas for making it possible, too, for us to have it. And to all of you who have been so kind to us, all the good words and encouragement you have given us for our children, we are grateful that now our neighborhood will be enhanced with a beautiful Center. God bless you and God keep you. And also, I wanna thank.., it's a belated thank you to Mrs. Pardo and Mr. Freeman, Alex Freeman, because they gave us for Christmas and the back to school, and we're grateful. We are old ladies and we live here, we are residents and we love our City. And we'll do anything we can to protect our children in our neighborhood. And again, I say, Mrs. Johnson, we thank you and we thank all of the Members of the Council, and all of you, 'cause all of you have been encouraging to us, and we really like that. And Ms. Anderson, you did it again. [Chuckle]. You know what I'm talking about.

[Chuckles]

MS. D. DAWSON: Thank you. God bless you.

COUNCILPERSON MILLER-ANDERSON: Bless you.

MS. D. DAWSON: Thank you.

CITY CLERK ANTHONY: Dr. Lydia Smith, Latricia Donnelly, Ms. Doris Rogers.

DR. L. SMITH: Hello. Good afternoon, Council, Mayor.

MAYOR MASTERS: Good afternoon.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

DR. L. SMITH: The greatest attribute of, of change is returning to a place that hasn't changed at all, and Ms. Anderson said, that Stonybrook hasn't changed in forty years, and I really appreciate that we're doing something about that. Knowing what change needs to be done is another thing, and we do appreciate Millenia for being the change that's needed and stepping up to the plate. It is normal that human behavior first resists change no matter how good it is for them. And that's what it is that we're seeing with a lot of the residents that come up here and, and, and speak, but I think our goal is and, as all you guys are saying, is that the residents are our first priority. So, I wanna thank you in, in advance for doing the right thing for Stonybrooks and being leaders.

Secondly, I wanted to thank all the people who came out and supported the Live in Peace movement on August 26th at Dan Calloway Park. I wanted to personally thank Commissioner Terence Davis for coming out. Mayor, thank you for coming out. And, I also wanted to thank Toya Jackson, DJ Manny, Marvin Saffold, and many others who volunteered and led this charge with me. We were successful in feeding and entertaining over two hundred people. I am.., I truly believe that together we can make a difference in the City and which this event showed that we were able to. I also would like to invite everyone out to be a part of the Riviera Beach Clean & Safe and, along with the Neighborhoods United to volunteer and be a part of the City cleanup, along with Ms. Lynne Hubbard. That's happening on September 15th.., Sat'.., I think it's Saturday,

September 15th. Listen, if we must succeed as a City, we must do it together and the change that we need in this City, must be done together.

Thank you.

CITY CLERK ANTHONY: Latricia Donnelly.

MS. L. DONNELLY: Good evening, Councilpersons, Chair and Mayor.

MAYOR MASTERS: Good evening.

MS. L. DONNELLY: My name is Latricia Donnelly. I am President of Neighbors United and it is a cleanup organization, and we are having our...

COUNCILPERSON DAVIS: [Inaudible].

MS. L. DONNELLY: ...second cleanup drive this year, over at Monroe Heights Park and we're asking for volunteers and just, you will understand a little bit more. We've been doing this for a number of years and we've great and tremendous support from Councilpersons Davis and from Lynne Hubbard, and we've appreciated their support. We are..., last..., in April, we had over a hundred volunteers. The children get community service hours, four hours of community service and it is a wonderful event and they're very helpful, and it helps them and helps our community. This year it's going to be, again, over in Monroe Heights Park, which is 1104 West 24th Street in Riviera Beach. It begins on September 15th at 8:00 o'clock, from two..., 8:00 to 12:00. Everyone..., all you need to do is bring yourselves. We provide everything that you need, including a t-shirt that I have on now.

MAYOR MASTERS: [Chuckle].

MS. L. DONNELLY: So, we're asking for the support of our, of our..., of volunteers to come out and support us and, and if you have any questions, please feel free to contact Latricia Donnelly at 305-773-7926 or Ms. Wooten, Bernice Wooton. If there are any other questions, we're asking for your help.

Thanks a lot.

[Inaudible comment]

MS. L. DONNELLY: I did say that. September 15th, Saturday. September 15th at 8:00 o'clock, lasts until 12:00. And also, we do have lunch, we provide lunch afterwards also. I don't wanna forget that. [Chuckle].

COUNCILPERSON DAVIS: A lot of cooking.

UNK: [Inaudible].

CITY CLERK ANTHONY: Ms. Doris Rogers, Chris French, Billie Brooks Saulter..

MRS. D. ROGERS: Mrs. Doris Rogers, a member of the uni'.., Neighbors United organization, along with Mrs. Donnelly. Ms. Hubbard's one of our members, Ms. Barbara Williams and Dr. Lydia Smith. Mayor Masters always comes visit us. Terence.., Terence is one of our members. But [stammer], and excluding from that, I wanted to say that.., I wanted to include the word trash. Cleanliness and beautification of Riviera. I am concerned about the trash in Riviera. On the.., from neighborhood to neighborhood, as I ride along on this side, some'.., I'm wondering if, if there is a possibility we can get a letter or a schedule to every residence in Riviera. Letting them.., informing them of the fact that trash is not to be put out on the curb, 24/7. When I first came to Riviera fifty years ago, we got a letter from Riviera informing us.., the City of Riviera, Public Works, informing us of the fact that trash was to be put out on the streets, only on Sunday night. Sunday evening after 5:00 o'clock. Everybody seemed to have cooperated with that until up now, fifty years later, there's no one to inform them to do that. So, it's gettin' worse and worse. Every Monday evening, as soon as the trashman le'.., Monday morning, as soon as the trashman leaves, the truck leaves, there it goes again. The trash stays on the curb of the streets from Monday even then, until the next Monday. Making our neighborhood look very untidy and unclean and not beautiful again. So, I'm very concerned about that. Is that a possibility that we can get a letter to every resident of Riviera, homeowner? If they don't...

UNK: [Inaudible] water bill.

MRS. D. ROGERS: ...to my knowledge, I'd like to see them fined, on their water bill. Every homeowner, if they have it as a trash pile, a neighborhood trash pile, next to their house. People are doing that, making a neighborhood trash pile and some of them go work for their employees,, some are lawn service guys and they bring their truck full of their bags of leaves, and trash from their employers, neighborhoods, home and bring it over in the black neighborhood, in our neighborhoods and make a trash pile. And they think it's.., they think nothing about it. [Stammer] old cars.

[Timer]

MRS. D. ROGERS: Can we.., we need something done about them too, on the streets.

Thank you, ya'll for.., so much. [Inaudible] I know you've been very cooperative, Terence. Ms. Hubbard, all of you, we love you all.

COUNCILPERSON DAVIS: Thank you.

MRS. D. ROGERS: You've done a good job.

[Inaudible comments]

CITY CLERK ANTHONY: Chris French, Billie Brooks-Saulter, Tommy Walker.

[Pause]

COUNCILPERSON DAVIS: 'Think Chris left, Mr. French. He took his children home, to get to bed...

CITY CLERK ANTHONY: Billie Brooks...

COUNCILPERSON DAVIS: ...for school.

CITY CLERK ANTHONY: ...Saulter.

MS. B. BROOKS-SAULTER: Good evening everyone. Billie Brooks-Saulter. Former Chair of this Council, District 1 and a candidate now for District 1.

I just wanna speak onto.., about the Charter revisions. We do have a Charter Review Committee, and I'm wondering if there will be an opportunity for the public to be involved in the revisions of the Charter. Are we gonna have a charette? Maybe it's already been decided, I missed out on it, but there are some very important components there that I think we, as the citizens, should be aware of and have, and have some input. For instance, are we consider term limits? Are we gonna consider voting now by districts, rather than districts 1, 2, 3 and 4, having votes at large? Would it be to our benefit to look at voting just within your particular district? The constituents would not be voting at large, but just for their own district. Except for District 5, which is at large, and also the Mayor. And also, looking at whether or not runoffs are beneficial to us. There is one city that has done away with runoffs, because the history shows that the person who has the majority of votes end up winning anyway, there might be some exception. I think you and I talked about that, Mayor.

[Inaudible comment]

MS. B. BROOKS-SAULTER: Every now and then, there's an exception. So, we need to look at some of those and.., because what the public is concern is, if those persons that have been appointed, are gonna serve to the interest of the persons who appointed them, rather than what's really best for the City. So, hopefully, there will be an opportunity for us to be involved in making some decisions on that.

And lastly, on GMA.., I just wanna speak real quickly to my experience with Global Ministries when I was the Char. Because I want you to see something good that did happen, and where we fell short. I had asked them to come, to please give an accounting of what they were gonna do. This was in 2012, when we had a similar situation. And let me tell you something, I was so shocked to learn that this organization had given \$50,000 to be used to help with the c'.., the residents in Stonybrook. A \$25,000 check was written to a community person, and another \$25,000 check had been written to the City and given to a colleague, but that money was not used for the citizens in there. So, you know, we gotta look at both sides of this. I think we have fallen short too, in our commitment, in that instance. So, I know it had to be difficult to make that decision to work with Millenia, but...

[Timer]

MS. B. BROOKS-SAULTER: ...it's... What else can you do? You can't be emotional about it, and your points were well taken, Madam Chair, that there is a shortage here, so what are the people going to do? So, you know, this.., the choice that you made really is the best. You gotta look at the short term and the long term of what you've done, and I just think there was no easy solution, but now we know that we can do something to help our citizens.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CITY CLERK ANTHONY: Andre Henderson, Tommy Walker, Doretta Paulk. [Pause]. Andre Henderson. [Pause].

[Audience chatter and chuckles]

[Pause]

MR. A. HENDERSON: Sorry. I apologize.

I'm gonna be real quick. I, I just, um, I'm disappointed that we approved this for Millenia. Sir, you said that you told your kids that you gotta take the high road, I tell my kids, when somebody tells you [stammer], who they are, believe 'em the first time. GMF came here. Mr. Richards, you represented 'em, you should be ashamed of yourself. You should be ashamed of yourself. You live in a plush, gated community, you ain't got to worry about this. And it matters. It matters. What you're doing with these people here, you did with GMF and GMF, they didn't do one thing that you said they were gonna do, so why should we believe you when Millenia says this? We're gonna be back here again, Council, years from now, dealin' with the same issue we dealt with before.

CITY CLERK ANTHONY: Tommy Walker, Doretta Paulk, Bishop Thomas Masters.

MR. T. WALKER: Good evening, Council.

MAYOR MASTERS: Good evening.

MR. T. WALKER: Mr. Mayor.

Four to one. I didn't think it was gonna go that way. But I'm gonna respect that. I don't have any faith in Millenia, but I do have faith in you. And if you think Millenia is gonna do a good job, then I'm gonna hold you responsible. But what I don't want, and I'.., I'm just gonna put it.., I don't wanna give them the right-of-way. I know it's coming up on the Agenda next. If we give them that right-of-way, we don't have any control. We keep giving our property, our dignity. We keep giving away things that help us govern this City. I, I really, really want ya'll to think about this before you do it. The people don't have anywhere to go, Millenia got that. I pray that they gut those houses out and do it according to what Ms. Hubbard was talking about the first time, we keep giving away our power, our properties to govern this City, with no transparency, no truth, no honesty. If

Millenia don't build that and take care of that, we got that bond floatin' out there. Who's gonna be responsible? It's gonna come right back to the City. It's your responsibility to figure this out team. And, and I'm gonna have to trust and depend on that.

Don't pass this Site Plan as it stands to give them a building in the middle of Stonybrook. I know we got sixteen, seventeen and eighteen to go through, I got kids to take care of. I would love to stay here and argue with you all night. I would love to stay here and argue, but our residents depend on you. They are ours. I don't care what district that you live in. Even though this is in the District that I'm running for, they are all our residents. And you gotta understand, this goes way back, we gotta be able to take care of ourselves. Do not give away our power to govern our people. In the words of Kap, let's just do it. Let's just do it right, you gave them that, let's get some kind of control so we can take care of our people.

Thank you for your time.

CHAIRPERSON DAVIS JOHNSON: Thank you, sir.

CITY CLERK ANTHONY: Doretta Paulk, Bishop Thomas Masters.

MS. D. PAULK: Good evening. My name is Doretta Paulk. And it's very, very warm to see you back here, under your Chair, Chair Botel, and I hope you're feeling well.

I want to.., I was totally, totally against Millenia to, to take care of this project, to lead in this project, but when it.., the facts come to the facts, where are these people going to go? If Millenia is governed by what they say they're gonna do, and the..., also, the Council makes sure they do, and Mr. [Inaudible] makes sure they do, hopefully, this plan will be.., go forth and be well for the City of Riviera Beach. 'Cause I totally wasn't for this, especially seeing Opa-locka, their property that they own, and how it was so deteriorated. But since this is the.., look' like the only outlet for these people, and they have nowhere to go, we just have to give them a chance and see if they do the right thing for the citizens of Riviera Beach.

Another thing concerning me, about the parking, one parking space for each resident's housing? Where.., if they get a visitor, where are they gonna park? This is gonna be a really situation that it could, could be, uh, very disturbing because their visitors don't have anywhere to park and they're gonna be parking in someone else's space. So, you need to reconsider that,. And, as far as a community center, I'm not in favor of that, I don't think that needed, we can use that portion for something else, as [stammer] possibly, parking. Because I can see there's gonna be a problem if you only give one resident one parking space. They don't even have a parking space for their visitors. And usually, in a household, it's usually two in a household.

Another thing, I don't wanna use up all my time because I wanna address something that Councilman Davis said, how we have to set the standard, of a the tone of talking to one another. Well, that comes right back to you, young man.

[Audience chuckles]

MS. D. PAULK: And I figure the tone that., how you were stating how Ms. KaShamba., Councilman KaShamba Miller, when she put on this program for the citizens to learn how each department interacts with each other, I don't think we need any outside co'., agencies coming in, telling us how to motivate, how the working of our City, when we have these interims and we have the directors directing this. They're the ones who know how these [stammer] different interims come together and work. We do not need a...

[Time]

MS. D. PAULK: ...outside agencies.

So, that's what I would like to address to you. I am glad you are in here for ya' to hear my comment, finally.

Thank you.

COUNCILPERSON DAVIS: You're welcome.

CITY CLERK ANTHONY: Bishop...

[Audience clapping]

CITY CLERK ANTHONY: ...Thomas Masters, Andrew Dworte.

BISHOP T. MASTERS: I, I didn't know that...

COUNCILPERSON DAVIS: [Inaudible]...

BISHOP T. MASTERS: ...Dr. Lydia Smith, running for Mayor, was gonna wear her Mayor t-shirt tonight, I woulda worn mine...

[Audience exclamations]

BISHOP T. MASTERS: ...to make these comments but I didn't bring my t-shirt, but I do wanna thank two hundred people, in twenty-four hours, for putting the Masters signs in their yards, in twenty-four hours. I wanna say thank you.

But, I've come to announce that, at the same Park, Monroe Heights, from 2:00 p.m., well, I'll be there early on to help the ladies with the, the cleanup, providing that I don't have a funeral, usually I do have one or two on Saturdays. But, from 2:00 o'clock to 8:00 p.m., there will be a huge community event, Stop the Violence, Save the Children, Give Peace a Chance. It's gonna be sponsored by the Mothers Against Murderers Association, as well as the Palm Beach County Youth, Youth...

UNK: Recreation.

MAYOR MASTERS: Yeah. Youth Recreation Association, and we're asking the community, Monroe Heights and the communities in that area, as well as any area in

Riviera Beach, to come out and support this. There's gonna be a lotta young people there and, and I think some of the basketball greats, or football greats will be there, Elam and others, will be supporting this event and I wanna thank the Mothers, the Mothers Against Murderers and the Youth Recreation Association for putting this together, like.., and others who will be joining.

I guess next time, I need to wear the Mayor shirt for you.

Thank you. I mean the campaign t-shirt. Thank you.

CITY CLERK ANTHONY: Andrew Dworte. [Pause]. Madam Chair, that concludes public comments at this time. The time is now 9:57, what's the pleasure of the Board?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, you're recognized.

COUNCILPERSON DAVIS: I make a motion that we'll stay in this meeting until completion of the other three items.

CHAIRPERSON DAVIS JOHNSON: Is there a second?

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, you're recognized.

COUNCILPERSON DAVIS: Thank you. I just wanna say to Neighbors United, thank you for doing such a wonderful job with being active and positive in the community for, for such a long time. It's been forty plus years that Ms. Wooten, Ms. Rogers, Ms. Williams and a host of others, who have been giving back to this community. Regardless of what's been going on, they found a way to always give a commitment with their time and energy. And specifically, Ms. Rogers because if you've ever been to a cleanup, she's the last one coming in every single time. And, she really sets the tone with the young folks, with the folks that are coming to the City, who come from Gardens High School, who've never experienced Riviera Beach. They come here with one perception. When they leave a neighborhood cleanup, they look at Riviera Beach in a different manner. And I'd like to personally thank you all for that.

And I just wanna state that for the record.

[Inaudible comment]

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: Madam... Madam Chair, Ms. Rogers asked a question about the getting letters out. Right now, we are in the midst of putting an insert into the water bills, once we get the content of that together with Code Enforcement and Waste Management, looking at the document to see how we can get everybody on board with keeping Riviera Beach beautiful, keeping Riviera Beach clean. And, we're designing some door hangers, as well as those inserts. So, hopefully, we can start moving more and more of the trash off the streets of Riviera Beach. So, I agree, Neighbors United has been doing it for years and we'll continue to support them and other of our neighbors that want to help us keep Riviera Beach clean and, and beautiful.

And, Mr., Mr. Gagnon, you didn't, you didn't get to answer my question but we already voted on it, but the other part of my question was for you..., I asked you earlier, did we..., could the insert, the Item that I wanted to add into the Item be placed in. So, I'll try to insert it, Madam Chair, in our next..., which was the amendment which would've been to get a bond of \$2,000,000 so that we can put the people up safely. We said that would have to be...

[Inaudible dais comment]

CHAIR PRO TEM HUBBARD: ...a discussion with them at a..., before we voted but we never did. Add it, and we never...

CHAIRPERSON DAVIS JOHNSON: They spoke...

CHAIR PRO TEM HUBBARD: ...did talk...

CHAIRPERSON DAVIS JOHNSON: They sp'..., but, they spoke about it and [inaudible]...

CHAIR PRO TEM HUBBARD: Yes, 'ma'am. We didn't.., but...

CHAIRPERSON DAVIS JOHNSON: ...[inaudible] their plan.

CHAIR PRO TEM HUBBARD: ...we didn't... Yes. I guess.

CHAIRPERSON DAVIS JOHNSON: They spoke of their plan...

CHAIR PRO TEM HUBBARD: Uhuh.

CHAIRPERSON DAVIS JOHNSON: ...and that was what we voted on, which was their re'..., their internal relocation, and not the \$2,000,000 bond to put up for housing. That was not included in the discussion. But your [inaudible]...

CHAIR PRO TEM HUBBARD: Or in...

CHAIRPERSON DAVIS JOHNSON: ...[inaudible] so, what are we doing?

CHAIR PRO TEM HUBBARD: No, no.

CHAIRPERSON DAVIS JOHNSON: What are we doing here?

CHAIR PRO TEM HUBBARD: I wanted us, go head.

CHAIRPERSON DAVIS JOHNSON: I'm saying, what, what is it.., what, what's your goal here? What, what are you attempting to do?

CHAIR PRO TEM HUBBARD: No.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

CHAIR PRO TEM HUBBARD: ...I want.., what I was saying, Mr. Gagnon had gotten up but he sat back down, because we went ahead to the vote without him inserting it. But, what I was saying was, I wanted to get an answer because we have three other items, and I wanted him to, you know.., if he was looking for the answer. I didn't know whether he sat down because he was looking for it, or what was happening.

CHAIRPERSON DAVIS JOHNSON: I think that we invited...

CHAIR PRO TEM HUBBARD: I needed clarity on it.

CHAIRPERSON DAVIS JOHNSON: I...

CHAIR PRO TEM HUBBARD: That's all.

CHAIRPERSON DAVIS JOHNSON: Are, are my colleagues clear that the response was provided to the request for the additional, uh, two mil'...

CHAIR PRO TEM HUBBARD: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: I know it was your question. I'm asking my colleagues. Were you all clear...

COUNCILPERSON BOTEL: Yes.

COUNCILPERSON MILLER-ANDERSON: I was fine.

CHAIRPERSON DAVIS JOHNSON: ...as it related to what was included?

CHAIR PRO TEM HUBBARD: The second part of it, I want..., I still... Mr. Gag'...

COUNCILPERSON MILLER-ANDERSON: Point of order, please.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

COUNCILPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM HUBBARD: I hadn't, [stammer], I hadn't finished. I, I...

COUNCILPERSON MILLER-ANDERSON: I know.

CHAIR PRO TEM HUBBARD: We're not going..., I'm not going back to that, I had to..., he sat down with his book, I thought he was there researching the answer for me.

CHAIRPERSON DAVIS JOHNSON: The answer was provided. Chair Pro Tem, there was an answer that was provided before we took a vote.

CHAIR PRO TEM HUBBARD: So, you're telling mem that you think that he provided me with..., part one, I never even got to ask the second part, but I, I..., so... He...

CHAIRPERSON DAVIS JOHNSON: The three questions...

CHAIR PRO TEM HUBBARD: ...[inaudible] sat down...

CHAIRPERSON DAVIS JOHNSON: ...that you asked was transitional housing, \$2,000,000 bond, \$1,500 a month for ex'..., for, for housing, first right of refusal. Those were the three things that you asked. We addressed those things.

CHAIR PRO TEM HUBBARD: What I said was, can we stop to amend the addendum, amendments that he had up there so that we could add them prior to taking our vote?

CHAIRPERSON DAVIS JOHNSON: There was no motion, to my recollection... [inaudible]

CHAIR PRO TEM HUBBARD: That included that.

CHAIRPERSON DAVIS JOHNSON: However, Mr. Gagnon provided a response, Millenia provided a response in re'.., in response to the request that Mr. Gagnon was responding to. Now, I...

CHAIR PRO TEM HUBBARD: I guess what...

CHAIRPERSON DAVIS JOHNSON: It is my...

CHAIR PRO TEM HUBBARD: ...I'm saying...

CHAIRPERSON DAVIS JOHNSON: It is my th'.., my thought that this Board understood what, what transpired as, as a result of the votes...

CHAIR PRO TEM HUBBARD: I understood.

CHAIRPERSON DAVIS JOHNSON: ...being passed.

CHAIR PRO TEM HUBBARD: Trust me, it's not that I don't understand. What I wanna do is bring it and point it out that we did not take those two items up here on the d'.., on the dais to discuss them. What we did was allow them to say, 'No, we're not gonna include those two items,' and we went with it. What I'm saying is, that was something that could've been brought, or should have been brought back up here for us to discuss. We got three more items. It's okay. We can, we can still, um, if we.., we can still insert them elsewhere, I imagine. But Madam Chair, one thing I did want to ask, was.., are we... When Mrs., Mrs. Hoskins, you read something about tho'.., about the, the impact fees. Were you saying that we actually do, even though they weren't on the list, we actually are going to include them for all of our commercial buildings?

CITY MANAGER HOSKINS: The Ordinance states that we collect impact fees for all new buildings...

CHAIR PRO TEM HUBBARD: Mhmm.

CITY MANAGER HOSKINS: ...and if buildings exist and, it depends on the.., if they're expanding, then there will be the difference between what existed and what their expanding to.

CHAIR PRO TEM HUBBARD: So, we are actually going to, even though it wasn't listed? You know, for FP&L, for this one. So, I didn't know.., I know you said that twelve years that we have been doing it, that it's there, but I didn't.., but we.., did we.., are we including it? Is it gonna be a part of it?

CITY MANAGER HOSKINS: When, when the building permit is issued, we...

CHAIR PRO TEM HUBBARD: Mhmm.

CITY MANAGER HOSKINS: ...collect impact fees...

CHAIR PRO TEM HUBBARD: Okay.

CITY MANAGER HOSKINS: ...at that time.

CHAIR PRO TEM HUBBARD: Okay. So, it's just.., it's common practice?

CITY MANAGER HOSKINS: Yes, ma'am. And this has been in place, I'll say twelve years, it may have been longer than that.

CHAIR PRO TEM HUBBARD: Okay. Okay.

COUNCILPERSON MILLER-ANDERSON: Madam Chair, I...?

CHAIR PRO TEM HUBBARD: Thank you.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: I just wanted to finish my point of order. And, the reason why I called it is because we.., I understand she felt her point was not completed or closed out, but we.., some of us are trying to adhere to this rule that we put in place, which I had an issue with, at some point, when I realized it wasn't working, but I'm trynna stick with it. And so, I think we all need to just keep that in mind, 'cause I think we were a little lenient, even on the last Item in allowing people to continue on. So, I think your question or your concern could still, like you said just now, can be addressed maybe in the next Item that we're gettin' ready to do. But we all need to kinda adhere to that. I'm trying very hard to do that, so I want everybody else to do it too, 'cause I don't wanna feel that I'm not saying what I need to say.

CHAIRPERSON DAVIS JOHNSON: Well, absolutely, and I am trying not to be Hitleresque, as I was...

[Chuckle]

CHAIRPERSON DAVIS JOHNSON: ...as I was accused of. We set a policy, we abide by the policy. You know, this is why we don't get things done because we want to belabor a point unnecessarily so, and I'm.., we put this in place together, as a unit, we should abide by it as a unit. And, and while some folks may not necessarily appreciate order, or appreciate trying to operate within the confines of Robert's Rules and do.., and, and behave professionally, I, I'm at a loss here because, no matter what it is that I do, there is this, there is this constant need to belittle, or to challenge, or to suggest that I'm not being fair. And so, I'm trying to bridle my tongue, and I'm trying to make sure that everyone.., I'm not trying to, I'm doing it. I am allowing everybody the same opportunity that each person has been afforded. We skirt the issue, and we get around the ten minutes, but the fact is, we voted as a Council for ten minutes, and we should adhere to

it. Plain and simple. And it's.., when it's not to our convenience, then we want to go on and on, and, and that's just improper in my opinion. So, if that, if that deems me as Hitleresque, I.., that's not something that I would like to be associated with, I'm just trying to run an orderly meeting and have the consensus of my Board and have my Board's comments reflected in the session.

So, we're, we're, we're t'.., we know it's two speaks, ten minutes and, and we're done. And I don't think that that's dictatorial in its nature, I'm just honoring what this Board asked for. And I believe that the word...

[Inaudible dais comment]

CHAIRPERSON DAVIS JOHNSON: No, I'm not talking to you specifically. I'm speaking in general. And why do we have to make it personal, it's business. Madam Clerk.

CHAIR PRO TEM HUBBARD: I needed the response.

CHAIRPERSON DAVIS JOHNSON: No. I.., no. I...

CITY CLERK ANTHONY: Ma'...

CHAIRPERSON DAVIS JOHNSON: If I need to speak to you, I.., we will have to have a, a, a conversation but I don't throw the rock and hide my hand. I'm speaking in general, and I believe that the Councilperson to my right says it's loquaciousness. She says that...

[Inaudible dais comment]

CHAIRPERSON DAVIS JOHNSON: ...every time sh'.., every, every time that we speak.

COUNCILPERSON BOTEL: Or one has.., is afflicted with logorrhea, which is...

CHAIRPERSON DAVIS JOHNSON: [Chuckle].

COUNCILPERSON BOTEL: ...another way to say it.

CHAIRPERSON DAVIS JOHNSON: Diarrhea, of the mouth.

[Chuckles]

CHAIR PRO TEM HUBBARD: Well...

CHAIRPERSON DAVIS JOHNSON: That, that's.., listen. I mean, I'm trying to make it lighthearted here because it's so tense.

[Inaudible audience comment]

CHAIRPERSON DAVIS JOHNSON: It is so tense and we're just trying to get through the business of the City. So, if, if.., if you are offended, if you felt that I was speaking to you, I apologize. I'm speaking in general. It's nothing personal.

CHAIR PRO TEM HUBBARD: I'm...

CHAIRPERSON DAVIS JOHNSON: Nothing personal.

CHAIR PRO TEM HUBBARD: I'm not offended because...

CHAIRPERSON DAVIS JOHNSON: Okay.

CHAIR PRO TEM HUBBARD: ...I'm...

16. ITEM NO. 16

CITY CLERK ANTHONY: Madam Chair...

CHAIRPERSON DAVIS JOHNSON: Nothing personal.

CITY CLERK ANTHONY: ...the next Item is...

[Inaudible dais comment]

CITY CLERK ANTHONY: ...Item No. 16.

[Inaudible dais comment]

CITY CLERK ANTHONY: A motion needs to be made to take it off the table.

COUNCILPERSON BOTEL: What?

CHAIRPERSON DAVIS JOHNSON: Yes.

COUNCILPERSON DAVIS: So moved.

CHAIRPERSON DAVIS JOHNSON: These are tabled Items. Is here a second?

COUNCILPERSON DAVIS: To take it off the table.

CHAIRPERSON DAVIS JOHNSON: To take it off the table.

[Inaudible dais comment]

COUNCILPERSON BOTEL: Oh yeah. Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson? [Pause]. Council..., Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting.

CITY CLERK ANTHONY: ORDINANCE NO. 41-13. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA ABANDONING AN UNNAMED ROAD RIGHT-OF-WAY LOCATED WITHIN THE CITY, APPROXIMATELY FIFTY FEET WIDE ADJACENT TO AND SURROUNDED BY THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING, JR. BOULEVARD, PARCEL CONTROL NUMBER 56-43-42-06-000-0090 AS RECORDED IN PLAT BOOK 5, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS WILLIAM TAYLOR SUBDIVISION, CONTAINING APPROXIMATELY 30,000 SQUARE FEET, 0.68 ACRE, MORE OR LESS, PROVIDING CONDITIONS, PROVIDING FOR SEVERABILITY AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

INTERIM DEVELOPMENT SERVICES DIRECTOR JEFF GAGNON (561)845-4060

CITY CLERK ANTHONY: Madam Chair, we do have public comment cards on this Item. The acceptance of public comment cards for this Item is now closed.

CHAIRPERSON DAVIS JOHNSON: Is there a motion?

COUNCILPERSON DAVIS: So moved.

COUNCILPERSON BOTEL: Second.

CHAIRPERSON DAVIS JOHNSON: Is there a second?

COUNCILPERSON BOTEL: Yes.

CHAIRPERSON DAVIS JOHNSON: Second? It's been motioned and properly second.

COUNCILPERSON DAVIS: Mhmm.

CHAIRPERSON DAVIS JOHNSON: Thank you. Madam Manager.

CITY MANAGER HOSKINS: Madam Chair, we have Acting Director Jeff Gagnon here to speak on this Item.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Thank you, Madam Manager. Jeff Gagnon, Acting Director of Development Services.

You have before you, an Ordinance on second reading for abandonment of the right-of-way associated with the Stonybrook Apartment Site Plan that was approved previously, by City Council. Once again, this is an aerial view of the site, and zoomed in to the site itself. The area that's highlighted in yellow is the specific location that's proposed to be abandoned. If you'll notice, I'll go back one slide here, there's a carveout that runs north and south through the center of the site and that actually is an unnamed right-of-way that almost appears to be part of the site from just driving by on MLK, Jr. Boulevard, however, according to the survey that you have before you, it's, it's designated as right-of-way and it's called up here in yellow, the roadway to be abandoned. Just for the record, this is the legal description associated with it. This is included as part of the sketch legal description with in the Resolution.., excuse me, within the Ordinance, Exhibit A.

So, City Staff is recommending two conditions of approval. If City Council chooses to approve this Ordinance on second reading, the first is that commencing on the effective date of this Ordinance, existing water and sewer utilities lo'... located within the right-of-way abandonment area will become private and the responsibility of the property owner. The owner shall be solely responsible for the cost associated with maintaining, relocating or adjusting utilities located within the abandonment area. And the second proposed condition, is that within ninety days after the effective date of this Ordinance, the property owner shall install a master water meter with the back flow assembly at the property line. Within ninety days after the effective date of the Ordinance, the property owner shall install a sewer cleanout at the property line and, within ninety days after the effective date of the Ordinance, the property owner shall prepare and record a Utility access easement within the official record books of Palm Beach County, in order to provide the City access to the aforementioned items.

So, I'm here to answer any questions, and the Millenia team is present as well.

CHAIRPERSON DAVIS JOHNSON: Any comments or questions from Council?

COUNCILPERSON DAVIS: Madam...

CHAIRPERSON DAVIS JOHNSON: Any questions...

COUNCILPERSON DAVIS: ...Chair?

CHAIRPERSON DAVIS JOHNSON: ...for Millenia? Do we have questions of Millenia? With regard to this? You have questions?

COUNCILPERSON MILLER-ANDERSON: Who me? Yeah, I do. Well, I just...

CHAIRPERSON DAVIS JOHNSON: No. I'm looking...

COUNCILPERSON MILLER-ANDERSON: ...had a question [inaudible]...

CHAIRPERSON DAVIS JOHNSON: ...down the dais.

COUNCILPERSON MILLER-ANDERSON: Oh.

CHAIRPERSON DAVIS JOHNSON: I'm, I'm asking...

MAYOR MASTERS: My question's for the Chief.

CHAIRPERSON DAVIS JOHNSON: Did you...

COUNCILPERSON DAVIS: Just one...

CHAIRPERSON DAVIS JOHNSON: ...speak?

COUNCILPERSON DAVIS: Yes, ma'am. Just one question, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: You're recognized, Mr. Davis.

COUNCILPERSON DAVIS: Thank you. Mr. Gagnon, the right-of-way. If the infrastructure with this road is abandoned, who will be responsible for the infrastructure? The sewer and...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, there, there currently is infrastructure within this right-of-way, we believe. So, what would happen is the portion that's abandoned, would then become the responsibility of the property owner, so that would be any long term maintenance is now gonna be the responsibility of the property owner. For example, right now, if there was a water main break, just for discussion, within this right-of-way, it currently is the responsibility of, of the City and the Utility District. With this abandonment, if there was an incident that occurred in that area, it would be the responsibility of the property owner, as well as any additional infrastructure improvements within that area, would be the responsibility of the property owner.

COUNCILPERSON DAVIS: Have we recently, recently, in the past year, had any water main or any inf'.., underground issues over there?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Not that I am aware of.

COUNCILPERSON DAVIS: Okay. I'm done, Madam Chair?

CHAIR PRO TEM HUBBARD: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: You're done, Mr...?

COUNCILPERSON DAVIS: Yes, ma'am.

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem.

CHAIR PRO TEM HUBBARD: Mr. Gagnon, not so, not so much to you, Mr. Gagnon. Let me, let me, let me state this. I think that this is something that we are gi'..., that we're giving away, we're being asked to abandon a road. We also were told a few minutes ago that [stammer], that this is a private project and this is going to be private. This is private property. So, we're, we're abandoning a road that's going to improve the net worth of their project. I think that this is a great opportunity for us to create a transition plan of our own, for our residents. Since we are going to approve this to let them have whatever they want, I think that this is where we need to put in a bond, money that they can put in escrow, that we will be able to use to pay the rent for the residents there, for a full year, while these places are being remodeled. The problem with leaving those people in there, they will be sick living among the different environmental issues that are there, so I'm just asking that we ask Millenia for a \$2,000,000 bond. You're gonna take \$13,000,000 from 'em on the back end for..., to hold until they get their seal. We need a \$2,000,000 bond on the front end, something that we can use to put these residents in safe and decent housing. There's enough rental property in Riviera Beach, let alone Palm Beach County, that the..., that we can find to house these residents at the tune of \$1,500 per, per month. And I think that, you know, we're..., if... We have an excuse that..., we say that there's no place for them to go. There is places for them to go. And I think that we should now take this opportunity, before we give away that, that right-of-way, something that we control... We're, we're continually giving away whatever leverage we have, whatever control that we have, they owe us fines and fees, they're asking us to forgive those and let them not have to pay that. When are we gonna stand up for the people that we are supposed to be here fighting for?

They..., yes, they said that they didn't wanna hear that, they didn't want to do anything on behalf of the residents there, but everybody said we wouldn't know where they would go, what would they do? Okay. What they can do is, give us that money to put those people in safe and decent housing, and if they finish, or when they finish Stonybrook, the people will have the first right of refusal. I'm asking that we add those two conditions to our approvals this evening. And I, I'd like, I'd like to make a motion, Madam Chair, that we add those two conditions to our approval.

COUNCILPERSON DAVIS: Second with a question.

CHAIRPERSON DAVIS JOHNSON: Motion and a second with a question.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Madam Clerk, is there anything improper? I see you grab'..., grabbing your mic.

CITY CLERK ANTHONY: [Chuckle]. No, ma'am. If you want to do a discussion on..., because it's not an amendment, and you made another motion on..., with a motion on the floor, you need to dissolve...

COUNCILPERSON DAVIS: I rescind my second until we dissolve of the, of the initial motion. Or any amendment taking place, after a full discussion [inaudible]. I'll just wait.

CHAIRPERSON DAVIS JOHNSON: I'm going to comment.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Going to comment. Yes, Mr. Mayor, you're recognized.

MAYOR MASTERS: [Stammer]...

CHAIRPERSON DAVIS JOHNSON: You're recognized, Mr. Mayor.

MAYOR MASTERS: Okay. Thank you.

I would like to speak to the Police Chief on this issue. [Pause]. Please hold the clock. Pause the time. Thank you. Chief, What, what are the advantages of.., the advantages and the disadvantages of giving up the, the right-of-way? For public safety?

INTERIM POLICE CHIEF MADDEN: Well... Mike Madden, Interim Police Chief. I'm trynna unders'.., make sure I understand your question. We did review the abandonment as part of the overall Site Plan review, for the project. We provided comments back in May, and again in July. We provided comments related to the parking spaces. With, with the City abandoning the property, there's typically, through our comments, you know, from various departments, providing comments, as an overall submittal to the Community Development Department. So, in our area of expertise, we reviewed the parking, the traffic flow and, as we worked through the process, we started out with a lotta comments. The applicant provides a response and typically, that long list gets smaller as they correct some of the issues that we point out. So, some of our concerns was placing that building in the middle of that right-of-way. So, through their response, and back and forth, they've created an entrance in the back, a secondary entrance for public safety. They've added the guardhouse to address some of our concerns with the parking and the twenty-four hour security.

MAYOR MASTERS: I haven't quite gotten to the parking. Let me ask, ask you this. The.., if they put the community center in the middle of this, this roadway, and we give it up, then we don't really have any rights anymore, to that roadway, so they can.., if they put it in the middle, and if there's.., I know you said they'.., they've agreed to a back way, for public.., for police, fire, but if there was something really, really an emergency and they need to get in the front way and there's a building in the middle, that would cause an impediment, wouldn't it?

INTERIM POLICE CHIEF MADDEN: Well, no. I think.., our, our issues were resolved with the guardhouse, the twenty-four hour security person to work the gate, the secondary entrance, as well as the visibility throughout the complex. We had some concerns there, where, where you, you try to have some natural surveillance around the property, but

when you, when you put structures in the middle, you tend to block the view and people being able to see tend to provide a more secure area. So, that's why some of the language in here that requires the, the surveillance system throughout the property. So...

MAYOR MASTERS: With the building being in the middle, what would that block?

INTERIM POLICE CHIEF MADDEN: Well, it, it blocks a natural surveillance of the property. But that., the request that we had to overcome that, was the additional surveillance cameras throughout the property and...

MAYOR MASTERS: When you say natural surveillance, what do you, what do you mean? Just...

INTERIM POLICE CHIEF MADDEN: It means...

MAYOR MASTERS: ...being able to look?

INTERIM POLICE CHIEF MADDEN: That means...

MAYOR MASTERS: Visual.

INTERIM POLICE CHIEF MADDEN: Visual by people who are on the property. If you, if you put a door... I'll just give you an example, if you have a re'..., a rest'..., a public restroom at a park and you have all the people playing in the middle of the park and all the activity, and you put a bathroom, and you put the door on the opposite side of where the people are, then you don't have natural surveillance of the door to the restroom and it's..., puts people at risk, or children that may be going in the restroom.

MAYOR MASTERS: And, and that would be my...

INTERIM POLICE CHIEF MADDEN: So...

MAYOR MASTERS: ...that would be my concern too.

INTERIM POLICE CHIEF MADDEN: So...

MAYOR MASTERS: Thank you.

INTERIM POLICE CHIEF MADDEN: But that can be overcome by the surveillance [inaudible]...

MAYOR MASTERS: The cameras.

INTERIM POLICE CHIEF MADDEN: ...that we asked for.

MAYOR MASTERS: Well, that's my concern too. The natural [inaudible]. Okay. Thank you, Madam Chair.

This is an Ordinance, correct?

[Inaudible comment]

MAYOR MASTERS: Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you, sir. Cou'..., public comment.

CITY CLERK ANTHONY: Andre Henderson, Adam Wasserman, Fane Lozman.

CHAIRPERSON DAVIS JOHNSON: [Inaudible].

MAYOR MASTERS: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: They're not [inaudible]...

MAYOR MASTERS: No. Here comes somebody.

CITY CLERK ANTHONY: Andre...

MAYOR MASTERS: Here comes somebody.

CITY CLERK ANTHONY: Andrea Henderson? Adam Wasserman? [Pause]. Fane Lozman?

MR. F. LOZMAN: Fane Lozman.

Adam Wasserman was thrown out of the meeting at the direction of Ms. Johnson. According to the police officer, he said he did not use any profane words...

[Inaudible comment]

MR. F. LOZMAN: ...that it was somebody next to him, and that.., but, he was not gonna rat that person out, but I had a big problem with a, a resident.., or, not a resident, it was somebody who took the time to attend this meeting, to be escorted out by the police when he did nothing wrong. We need to have a change up there. We have some quality leaders of Terence Davis, KaShamba Miller, Lynne Hubbard, she's been around a lot longer. You guys need to put somebody that has the maturity and responsibility and understands the First Amendment to be sitting in that Chair, and that's why Mr. Wasserman is not here tonight. And for somebody who's spent twelve years.., the last twelve years of my life fighting for the First Amendment. I promise you, I'm gonna educate everybody in Palm Beach County what happened here tonight and what happened when you had those cops put their hands on me a few weeks ago. You have started a war what you did to those, uh, activists who took their time to come here to talk about this Item, and now they can't appear here. And the Mayor is a very pro-First Amendment individual also. I'm sure he's disgusted that these men and women who came here tonight, white men and a black lady, were escorted out of this meeting when they passionate about s'..., doing the right thing at Stonybrook, and I have a real attitude.., you have a real attitude problem, and we're gonna deal with it. I promise you that. We're gonna educate the population of this City, and there's gonna be a change up there on the

Council. And if this Council had the guts, they'd make a change tonight and get somebody with somebody with some leadership skills, 'cause it's an embarrassment what happened out there. You traumatized those men and women out there. It is despicable.

Now, the only person that had any guts up there tonight to understand the value of that road, is Ms. Hubbard. She is right. What are getting for giving away this road? Why do we have an Interim, Interim Director and a City Manager that doesn't understand the meaning of the word impact fee. Let me read it to you again:

Impact fees. Impact fees are a onetime tax imposed on all new residential and commercial construction.

There's gonna be new construction in the middle of that road. They're gonna build a, a., some little house or something, some little room for a community services. Where is the fee for that? Where is the fee for abandoning the road? What are we getting in exchange at the City? He doesn't know what an impact fee is., you City Manager, that an impact fee is something with roads and libraries. No, it benefits roads and libraries. But, it's a fee on new construction, whether it's a house, multi-family, an oil [chuckle] retaining yard, the stuff at the Port. You must demand an impact fee any time you approve anything new construction. The new construction on this road, where's the impact fee? What about the value of that property? You have a fiduciary duty to get something in return when you give away a piece of City property. You're selling it. I'll tell you what, I'll give you ten grand for that road.

[Timer]

MR. F. LOZMAN: I'll write you a check right now. I'll buy the road ten grand. You can't give away something and not get money for it. It has real value. If the, if the lot's worth \$13,000,000, that road may be one-twentieth. What's one-twentieth of \$13,000,000? Demand something. You're selling City property and giving it away and getting nothing in return. I don't., it's hard to believe Ms. Hubbard's the only one that understands that, that no one else understands, you don't give away something for free. If they want the project, let 'em pay for it. Let 'em pay the City directly, let 'em put money aside for the residents. Let them do something. She is right and you don't even listen to her and her explain it again if you don't. You must get something for City property, you don't give it away for free.

CITY CLERK ANTHONY: Mary Brabham, Tommy Walker, Lynne Hubbard.

MS. M. BRABHAM: Thank you for saying that we need to move this meeting on here. We're gonna finish this out because it is 10:30. It's 10:30. It is 10:30. So, Councilman Davis, you made that motion, and you're gonna move this meeting on here. Everything has been dialogued already. There should be nothing else but a meeting of the minds to go whichever direction that you wanna go. That's thorough government. Mayor Masters, I'm gonna say this, on August the 5th, you put this in motion. You said five minutes here. You said five minutes here, and this was voted on. Each elected official would be limited in their comments to two rounds, five minutes. This action shall be effective for all regular,

special, joint meetings and workshop'. Three. The time restriction shall not be modified expect by unanimous vote of the Members physically present during the meetings, and four, this Resolution shall take effect immediately upon passage and approval by the Council. This happened on August the 15th. Now, if you decide to change this here, then put it on the table, don't blame the Chair. Mayor Masters said five minutes. Ms. Miller was saying you needed some more time to dialogue [inaudible]. Right is right here. It's not fair to we as residents here. It's not fair.

Those..., sometimes with Stonybrooks here, it's amazing to Ms. Brabham and others. You had some that advocated, that stands up here and talk about don't abandon the do this to Stonybrook, when they pushed for the chemical plant. And that's more detrimental to them then abandoning a little strip there, that goes inside. For the residents who do not know, that only an entranceway that goes into Stonybrooks. See, a lotta of the residents, they don't even travel out west out there. But it's that entrance way there. And all of those complex' are surrounded right in that entranceway. This abandonment, with their Site Plan, it says that whatever they're gonna build right there in that center there. We're not gonna give away anything to them, because they're gonna be responsible. Am I right? For the upkeep of that place there? Are you gonna..., are you..., we gonna hold them responsible for exactly what's everything here? And Ms. Brabham have a whole bunch of 'em here. They're gonna be responsible for it. You're gonna hold 'em responsible for it, the Manager gonna hold 'em responsible for it, and we as residents gonna hold these people responsible.

[Timer]

MS. M. BRABHAM: If not us, then who? It's time to stop doing this. It's [stammer], it's time to stop by bogging down these meetings. It's, it's not fair to your Staff, it's not fair to your employees, it is not fair to your residents. Go back and amend that.

CHAIRPERSON DAVIS JOHNSON: Thank you, Ms. Brabham.

MS. M. BRABHAM: And if it's a big Item on the Board there, then you dialogue it. If it's anything else, let's get the hell on outta this place here. Ms. Brabham not feeling well tonight.

[Chuckle]

CHAIRPERSON DAVIS JOHNSON: Thank you, Ms. Brabham.

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

MS. M. BRABHAM: And we done been in here long enough.

CHAIRPERSON DAVIS JOHNSON: Thank you, Ms. Brabham.

MS. M. BRABHAM: Stop this, Bishop. We love every last one of you all up there, but this is not a face for us. This is not, this is not who we are. Let us conduct the business. Ya'll gave the Chair that, that authority, this is what she did. You all voted for it. It takes three

votes, or four votes to do everything. You shouldn't'a put it on the floor, Bishop, and that's all Ms. Brabham got...

MAYOR MASTERS: And I wanna take it back too.

[Inaudible audience comment and chuckle]

MAYOR MASTERS: [Inaudible].

CITY CLERK ANTHONY: Tommy Walker, Lynne Hubbard.

MAYOR MASTERS: I got a little confused, that's all. I wanna...

[Inaudible audience comment]

MAYOR MASTERS: ...I wanna get rid of it.

[Inaudible dais comment]

CITY CLERK ANTHONY: Tommy Walker.

MAYOR MASTERS: I wanna get rid of it.

[Inaudible audience comment]

CITY CLERK ANTHONY: Lynne Hubbard.

[Pause]

MAYOR MASTERS: I think it's terrible . I'm definitely gonna try to get rid of it.

[Inaudible audience comment]

MAYOR MASTERS: I just made a mistake. [Chuckle]. We make mistakes.

CHAIR PRO TEM HUBBARD: Ms...

[Inaudible dais comment]

CHAIR PRO TEM HUBBARD: I'll make my comments [inaudible].

[Inaudible dais comments]

[Chair Pro Tem Hubbard returns to her seat]

CHAIRPERSON DAVIS JOHNSON: You're..., are you passing?

CITY CLERK ANTHONY: Are you passing? Are you...

CHAIR PRO TEM HUBBARD: I'll make, I'll make it from..., I'll make my comments from here. I, I hope that the residents...

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: So, you're speaking under public comment? You're, you're...

CHAIR PRO TEM HUBBARD: Yes.

CHAIRPERSON DAVIS JOHNSON: ...taking it...

CHAIR PRO TEM HUBBARD: Would you prefer...

CHAIRPERSON DAVIS JOHNSON: I'm just...

CHAIR PRO TEM HUBBARD: ...me to go down?

UNK: [Sigh].

CHAIR PRO TEM HUBBARD: I can.

MAYOR MASTERS: You should. You should. [Inaudible]...

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

MAYOR MASTERS: ...should be down there.

COUNCILPERSON MILLER-ANDERSON: So, with the cards now, are we speaking as residents when...

CHAIRPERSON DAVIS JOHNSON: We are speaking as...

COUNCILPERSON MILLER-ANDERSON: ...we put a card in?

CHAIRPERSON DAVIS JOHNSON: ...Council Members and we are speaking as residents.

COUNCILPERSON MILLER-ANDERSON: Okay.

CHAIRPERSON DAVIS JOHNSON: That is...

CHAIR PRO TEM HUBBARD: I'll clear it up for you, so...

CHAIRPERSON DAVIS JOHNSON: That is what we're doing.

COUNCILPERSON MILLER-ANDERSON: Yeah.

CHAIR PRO TEM HUBBARD: Clear it up for you...

COUNCILPERSON MILLER-ANDERSON: 'Cause I might...

CHAIR PRO TEM HUBBARD: ...so that it won't be...

COUNCILPERSON MILLER-ANDERSON: ...need to put a card in

CHAIR PRO TEM HUBBARD: ...any... Lynne Hubbard, resident, 1405...

[Audience clapping]

CHAIR PRO TEM HUBBARD: ...West 23rd Street, Riviera Beach, Florida.

I am making my comments from here just so that I will be able to get more time, since we have the limit on the time. So...

[Inaudible audience comment]

CHAIR PRO TEM HUBBARD: So that...

COUNCILPERSON MILLER-ANDERSON: As a...

CHAIR PRO TEM HUBBARD: ...so that there's....

COUNCILPERSON MILLER-ANDERSON: ...as a resi'.., you're resident, Lynne Hubbard.

[Inaudible audience comment]

CHAIR PRO TEM HUBBARD: My comments are, again, that I'm hoping that I can employ you, as Councilpeople, to amend the motion as read, as read to you for recommendation, that we would ask that there be an amendment to add \$2,000,000 to post as a bond, that we will use for the housing of the residents of Stonybrook. So, that, that is my comment, Madam Chair.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Thank you.

CITY CLERK ANTHONY: Madam Chair? That concludes public comments on this Item.

COUNCILPERSON DAVIS: Madam Chair?

CHAIR PRO TEM HUBBARD: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: There is a motion and a second on the floor. Is there any...

CHAIR PRO TEM HUBBARD: Thank you.

CHAIRPERSON DAVIS JOHNSON: ...further comment?

CHAIR PRO TEM HUBBARD: Yes, ma'am. I'd like to amend the...

[Inaudible audience comment]

UNK: [Chuckle].

CHAIR PRO TEM HUBBARD: ...motion that's...

CHAIRPERSON DAVIS JOHNSON: No.

CHAIR PRO TEM HUBBARD: ...on the floor.

CHAIRPERSON DAVIS JOHNSON: No, no. No.

CHAIR PRO TEM HUBBARD: You asked me.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: In regards to the abandonment of the road [pause], I know some of the things that I've heard in regards to abandoning the road, it would then allow Millenia to, basically, get the property, then flip the property and sell it. So, the question I have for Millenia, and I would like for you all to answer this on the record, do you have any intentions of selling this property once you get the abandonment of the road? Or do you intend on maintaining it and doing the renovation and continuing to rent it out?

MR. T. MIGNOGNA: Madam Chair to the Councilwoman. We have no intention of selling the roadway. We fully intend to incorporate it, we will incorporate it, into the Site Plan where the resource center, community center, that's gonna be utilized by the residents. It will be located.., it is so vital to the success of that property, we would not do that. Further, we will consolidate the roadway into the Site Plan, so that there is no differentiation between the roadway and the remainder of Stonybrook.

COUNCILPERSON MILLER-ANDERSON: And, and do you main'.., do you intend on keeping the property and maintaining it as is, with the renovations and, and the residents that are there?

MR. T. MIGNOGNA: Absolutely.

COUNCILPERSON MILLER-ANDERSON: The.., I think there are a coup'.., is.., there is a couple of clubhouses already there? Are those not able... You can't do anything with those?

[Inaudible comment]

MR. T. MIGNOGNA: There is a.., I'm gonna take a stab at it, 800 square foot room that is used as a community center, in the far corner of the property, that is completely obsolete and not worth, uh, not worth the stature of what we're planning to do at Stonybrook.

COUNCILPERSON MILLER-ANDERSON: Okay. Alright. Thank you.

CHAIRPERSON DAVIS JOHNSON: There's a motion and a second on the floor. Madam Clerk.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilman Davis, you're recognized.

COUNCILPERSON DAVIS: Really brief. Does Millenia have a plan in place to use the City Police Department for security? I mean, if we're gonna be giving up a.., giving up a road, especially when you're talking about security, what type of security, armed security, police? What is the intent?

MR. T. MIGNOGNA: Madam Chair to the Councilperson. We do not intend to use City police as security at the site. In fact, it was suggested to us that our security plans, and the details that we went through in working with the Police Department in preparation for the Site Plan and everything associated with this, was to alleviate their pro'.., their presence and their calls to Stonybrook.

COUNCILPERSON DAVIS: Police Chief Madden.

CHAIRPERSON DAVIS JOHNSON: Councilman...

COUNCILPERSON DAVIS: I just...

CHAIRPERSON DAVIS JOHNSON: ...Davis.

UNK: [Inaudible].

COUNCILPERSON DAVIS: Huh?

UNK: [Inaudible].

COUNCILPERSON DAVIS: I'm just, I'm just concerned with.., are they required to use.., I know typically, anything dealing with HUD usually requires a police officer versus a security officer on duty. So, is this something where they're allowed to not do that? Correct me if I'm wrong. If I'm wrong, I.., hey, no problem.

POLICE CHIEF MADDEN: I'm not sure of any requirement for using...

MAYOR MASTERS: What happened with the mic?

POLICE CHIEF MADDEN: ...City police at a HUD property. You know, we're...

[Inaudible dais comment]

POLICE CHIEF MADDEN: We're certainly available to work a detail at any business or community in the City if those arrangements are made, but it's not something that we have mandated or requested as part of our review.

COUNCILPERSON DAVIS: So, it was just stated then, correct me if I'm wrong, that there's no security needed whatsoever, outside of the cameras?

POLICE CHIEF MADDEN: No. They.., there's a requirement...

[Inaudible dais comment]

POLICE CHIEF MADDEN: ...in their, in the Site Plan requirement has twenty-four hour security at the guardhouse.

COUNCILPERSON DAVIS: Okay.

POLICE CHIEF MADDEN: Seven days a week.

COUNCILPERSON DAVIS: Okay.

MAYOR MASTERS: Do not believe...

COUNCILPERSON DAVIS: What about the back entrance? [Pause]. Isn't there a back entrance?

POLICE CHIEF MADDEN: No. I'm, I'm not.., the property's gated and it has a.., that's not a...

COUNCILPERSON DAVIS: But that's only for emergency...

POLICE CHIEF MADDEN: ...residential.., that's not a residential gate, that's strictly for restricted use for...

COUNCILPERSON DAVIS: So, service gate?

POLICE CHIEF MADDEN: Service gate.

COUNCILPERSON DAVIS: Okay. Alright. Alright. So, when this.., and I'm finna' finish up. My only concern is, you know, we're giving up something, as a road, that has a value and the question is, what are we getting in return?

UNK: Right.

COUNCILPERSON DAVIS: And that's just a simple question. I mean...

MR. T. MIGNOGNA: Madam Chair, may I address the question?

COUNCILPERSON DAVIS: 'Cause the only reason I say that, to, to my colleagues, with the new law back in 2015, you know, there was.., when you're talking about disseminating a City property, there something that you have to public put out, so we are helping a development deal, whether is there jobs being given to us or what is the return to the City on this? On a road that's owned by the City, other than maintenance of the infrastructure that was suggested? That cost is passed on, correct?

MR. T. MIGNOGNA: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mignogna.

MR. T. MIGNOGNA: Madam Chair to the Councilman. [Pause]. The tangibles that the City is getting for this project moving forward, with our acquisition and our admittedly being a private corporation, private company, we're putting the project back onto the books, on the tax rolls. So, you'll be getting an estimated over \$300,000 in tax, real estate tax payments.

UNK: [Inaudible].

MR. T. MIGNOGNA: Whereas, you don't really get nearly that now. That's one important item.

COUNCILPERSON DAVIS: Why is, why is that we, we don't receive that [stammer]...

MR. T. MIGNOGNA: I'm sorry?

COUNCILPERSON DAVIS: Why is it that we're not receiving that?

MR. T. MIGNOGNA: Because, right now, the current owner is a nonprofit. I imagine if, if we don't acquire, and I don't know if another for-profit would be interested in acquiring it, I certainly haven't heard any, the property does not come on the tax rolls. So, the, the gentleman who likes to come in here and shout at you all said he'd pay \$10,000 for it, we're, we're essentially paying three hundred, if, if you need to subscribe a value to it.

Further, we are putting a \$13,000,000 rehabilitation to this property.

COUNCILPERSON DAVIS: Mhmm.

MR. T. MIGNOGNA: Amidst incredible ridicule. We are also providing jobs, construction jobs, sales tax, other things that will be additional benefits to this community and the City.

COUNCILPERSON DAVIS: The only reason I say that is because, if you did not ask for this road abandonment and you just chose to rehab, or redo, the community center right where they're located at, implement a security guard gate, I mean, I don't know how you would do it but you would not ask for this road abandonment. You would then purchase the building, you would then pay taxes, you would then pay all those things you

suggested which is done by any entity, in an city across Palm Beach County, State of Florida. So, that's something we all must do. So, what I'm sayin' is, now we're giving up a road so you can modify something, beautify, which we wanna see that happen, so what is the return on, on the City's end?

MR. T. MIGNOGNA: Well...

COUNCILPERSON DAVIS: That we would not get any [stammer] anyway, whatsoever, 'cause it was fortunate.., unfortunate that someone sold that property to a nonprofit, first of all. Which was before you, but this.., you are a for-profit, just like any purchase on any land in the City, you would pay taxes to the City. There's no one's gonna bea'.., well [chuckle], someone just recently did it, but I would like to see you on this property and do what you say you're gonna do. I'm not here to stop it, I'm here to make sure that the City's getting what someone should've been discussing at the table. So...

MR. T. MIGNOGNA: Madam Chair to the Councilman?

COUNCILPERSON DAVIS: Yes, sir.

MR. T. MIGNOGNA: I, I don't see any security gates crossing Martin Luther King or Blue Heron Drive.

COUNCILPERSON DAVIS: Okay.

MR. T. MIGNOGNA: I don't see us putting a guard shack on a public right-of-way. I don't see us restricting access with gates on a public right-of-way.

Further, we also made it clear, it was important to us, it was important to the Site Plan that we got approved that all four Items that are heard tonight, happen together. If one of those Items fall through, there is not a project moving forward.

COUNCILPERSON DAVIS: Who suggested those...

[Inaudible comment]

COUNCILPERSON DAVIS: ...conditions, that all four Items be heard at the same time?

MR. T. MIGNOGNA: I believe I heard Director Gagnon say that in his introduction, and I've been saying that for some time now.

COUNCILPERSON DAVIS: So, so the financial institution didn't req', didn't require that?

MR. T. MIGNOGNA: They absolutely are requiring that we get approval to allow this development project to move forward, and this part of that.

COUNCILPERSON DAVIS: Okay. I'm done, Madam Chair.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Thank you. Mr. Attorney, with all those children there, if a car hits one of those kids, they're going to the bus stop on that street there, and they have the, the right-of-way, I mean, they have access, that leaves us out, right? Leaves that..., does it leave...

CITY ATTORNEY DEGRAFFENREIDT: You no...

MAYOR MASTERS: ...the City...

CITY ATTORNEY DEGRAFFENREIDT: ...longer have any responsibility or interest in the road, so it's their problem.

MAYOR MASTERS: Well, all those children becomes their problem, not ours anymore, is what you're saying?

CITY ATTORNEY DEGRAFFENREIDT: If you give them the road.

MAYOR MASTERS: If we give 'em...

CITY ATTORNEY DEGRAFFENREIDT: If there's an accident on the road in the scenario described, it's their problem.

MAYOR MASTERS: Did you [pause], did you..., did you agree legally that that, that should be? That we should give up that road? I mean, maybe it's not a legal question...

CITY ATTORNEY DEGRAFFENREIDT: Yes. Exactly.

MAYOR MASTERS: Alright.

CITY ATTORNEY DEGRAFFENREIDT: It's the legal standard is there is no..., there is no public use, prospectively, of the road. 'Cause you don't really own the road. What you have is an easement over the road. But that still belongs to the property owner, we have an easement over there. As we have an easement on all the other roads.

MAYOR MASTERS: So, [stammer]...

CITY ATTORNEY DEGRAFFENREIDT: [Inaudible] abandon it, the easement...

MAYOR MASTERS: Thank you.

CITY ATTORNEY DEGRAFFENREIDT: ...goes away.

MAYOR MASTERS: Fire Chief, please. So, what we're saying then, we got a community center in the middle, they have all these children going around it, going to the bus stop, and they basically said that they didn't..., would not hire police, our police, which

I have a problem with, I think they should. Fire Chief, I need to ask you a question. I've heard from the police, I need to hear from you. I really have a problem with giving up this road. There's, there's too many children there. To, to turn it over to a private ins'... Question, when we go into Stonybrook now, we have to kinda make the U and go in the front gate, is that right? How, how does the fire get there now?

FIRE CHIEF DUREN: Through the front entrance.

MAYOR MASTERS: Through the front entrance? Are we saying now that we would have to go through the back entrance?

FIRE CHIEF DUREN: No, sir.

MAYOR MASTERS: What are we saying?

FIRE CHIEF DUREN: Reginald Duren, Fire Chief. No, that's an alternative entrance. And that's what we've asked them to add an addition to the existing entrance.

MAYOR MASTERS: Okay. But if there's a fire in the back, you would go through the back way, I guess?

FIRE CHIEF DUREN: Most likely. We'd probably enter through the front and the back.

MAYOR MASTERS: Okay. But if there's a fire in the front, you would probably go through the front?

FIRE CHIEF DUREN: Yes, sir.

MAYOR MASTERS: Okay. Now about that, that, that community thing in the middle? No problem with that, right? Or is there?

FIRE CHIEF DUREN: Well, listen. Quite frankly, I'd like to have, you know, fifty foot roadways everywhere [chuckle], but realistically...

CITY ATTORNEY DEGRAFFENREIDT: [Chuckle].

FIRE CHIEF DUREN: ...that's not the only place we have, you know, where we have some limitation.

MAYOR MASTERS: And why would you realistically want to have a fifty foot road?

FIRE CHIEF DUREN: More room the better. I mean, that's just...

MAYOR MASTERS: That's exactly what I think. Thank you, Madam Chair.

FIRE CHIEF DUREN: Sure.

MAYOR MASTERS: I'm done.

COUNCILPERSON MILLER-ANDERSON: Madam... Go ahead.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: I just wanted to clarify, we [stammer] with the community center being in the middle of that road, or easement, or right-of-way, we..., there will be roads going around it, right? To be able to get to the back? 'Cause it sounds like we're saying no. How... I'm not understanding, what is the [pause]. What is the road block? You can still drive around the community center to get to the back, right?

MR. T. MIGNOGNA: Madam Chair to the Councilwoman. Yes, you can drive on either side. The community center is gonna be located in the center of that property, with access around it. Design principals, nationally recognized design principals, allow for this and it's traffic calming. It won't create a straight away where cars can race each other, in and out, instead, they have to adhere to the traffic laws. They have to adhere to the calm, the calming of the..., going around the building. A building that is so very important to the residents and to the project.

[Inaudible comment]

MR. T. MIGNOGNA: So, the access will remain. Very clearly.

COUNCILPERSON MILLER-ANDERSON: Okay. And my last question is, if the [pause] with..., if you do not, if you do not get the abandonment of the road for the community center, you, you are not able to move forward with doing the rehab of the fac'..., of...

MR. T. MIGNOGNA: Correct.

COUNCILPERSON MILLER-ANDERSON: ...the buildings? Why is that?

MR. T. MIGNOGNA: Because it wouldn't allow us to put the community center where it needs to be, which is so vital to our ongoing operations, for the property.

COUNCILPERSON MILLER-ANDERSON: For the social and emotional part? I mean...

MR. T. MIGNOGNA: Yes.

COUNCILPERSON MILLER-ANDERSON: ...with the...

MR. T. MIGNOGNA: Absolutely.

COUNCILPERSON MILLER-ANDERSON: ...with the organizations?

MR. T. MIGNOGNA: Yes, ma'am.

COUNCILPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM HUBBARD: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Chair Pro Tem, you're recognized.

CHAIR PRO TEM HUBBARD: How does the community center, in the middle of the road, effect the financing of a project? Now, it might not be where you want to put it, but you have other places that you can put it, but I think it's quite disingenuous of you to stand up here and to tell us that this building not being in the center of the road, would stop the project from moving forward. It might stop the project from moving forward as you would like it but, number one, [stammer], I'm, I'm, I'm asking that before that we vote on this that I be given an opportunity to amend what has been presented to us so that we can have some kind of assurances. Because, all the things that have been said and told to us the ni'.., tonight, is give me, give me, give me. We don't have a plan that says anything about who the subcontractors on this job will be, how many lo'.., how much local participation are we gonna have from this project, but yet, we're talking about giving away a road. We have no.., we don't have a, a, a viable plan.., relocation plan for the residents. We have your relocation plan and we know that the way these residents are living now are, are acceptable in your eyesight because they've been living like, living like this for a while. And, we can't wrap ourselves in a blanket of where will they go or what will they do? We got, we, we.., every other day we say we got 60% rental property in the City of Riviera Beach, and seventy-five in the county, so how in the world can we find comfort in stating that there is no place for these people to go? That is just not true. Now, we're gonna vote to give it to 'em, give it to 'em but not based on the fact that the residents don't have anywhere else to go. Where will they go? Where will they go in all this rental property that we tell ourselves we have in the, in the City of Riviera Beach. And for him to say that this project is stalled if we don't abandon the road to him, if he wanna abandon the road, sell it to him for \$2,000,000, so we...

[Inaudible audience comment]

CHAIR PRO TEM HUBBARD: ...can put our people somewhere. I mean, this is ridiculous. He' playin' us for straight you know what's up here. And this is, this is ridiculous. We need to amend...

[Inaudible audience comment]

CHAIR PRO TEM HUBBARD: ...what we have here and stop him because we know.., he done' told you straight up. This man is telling you exactly what he gonna do. He's telling you straight to your face, this is a private project. And when he get that road, that's his road, he will be responsible for the children if they ran over.., because you shoulda been there yesterday to see how nasty he was to the people when the place was on fire. So, I can assure you what he, what he's gonna to them once you give him this access.

MAYOR MASTERS: Hmm.

CHAIR PRO TEM HUBBARD: Now.., so, [stammer] so, it's just.., it's hard to sit up here and listen to this foolishness and labor.., have him labor under the fact that, that we don't know any better, that this is a bunch of hogwash.

MAYOR MASTERS: Madam Chair, I have one final question. In my time.

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're recognized.

MAYOR MASTERS: Thank you. Sir, I need you to come back a minute, please.

[Chuckle]

MAYOR MASTERS: Yeah. I need you to come back.

CHAIR PRO TEM HUBBARD: [Inaudible].

MAYOR MASTERS: Final question. I, I certainly would be more comfortable having the police presence, especially if we gonna be twenty-four hours and you're gonna have a thing there. My question is direct. [Pause]. Mr. Richard, you, you wanna...

[Inaudible audience comment]

MAYOR MASTERS: ...talk to your client? On my time?

[Inaudible audience comment]

MAYOR MASTERS: Do you want me to stop?

MR. W. RICHARDS: No. I'm fine. You can go ahead.

MAYOR MASTERS: Okay. My question is, will you hire the Riviera Beach Police Department as off duty police, as we are at 1000 Oaks and other places, we've had a lot of crime there already, we've had shootings, we had violence. Will you hire Riviera Beach police twenty-four hours?

MR. W. RICHARDS: [Inaudible].

MAYOR MASTERS: Yes. I knew, I knew that was gonna call for a conference. Gotta wait.

[Pause]

MR. T. MIGNOGNA: That condition was not a requirement of Site Plan approval. But I, I hear you.

MAYOR MASTERS: Okay.

MR. T. MIGNOGNA: And we'll explore it. I cannot [stammer]...

[Chuckles]

MR. T. MIGNOGNA: ...cannot agree with you at this time, that we will absolutely do it.

MAYOR MASTERS: So, the...

[Inaudible comment]

MAYOR MASTERS: ...answer is, you don't know or...

MR. T. MIGNOGNA: I guess what...

MAYOR MASTERS: ...is the answer's no?

MR. T. MIGNOGNA: ...I just gave you.

CHAIR PRO TEM HUBBARD: See what he just did?

MAYOR MASTERS: Well, I'm gonna ask it again. Will you hire Riviera Beach police?

MR. T. MIGNOGNA: We will explore it.

MAYOR MASTERS: Okay. While you're exploring it, then we need to explore this Ordinance.

[Inaudible comment]

MAYOR MASTERS: Thank you.

MR. W. RICHARDS: Madam Chair?

MAYOR MASTERS: This should be voted down.

MR. W. RICHARDS: Madam Chair, may I?

MAYOR MASTERS: I think.

MR. W. RICHARDS: The Police Chief came before you and he was very clear, he did not require that. And he is your expert. And this is a business decision to be made when the conditions can be determined. A new guardhouse is going to be placed there. Your condition of approval that is required from your Staff, says that we must, we must have twenty-four hour security there. It doesn't say we must hire a particular force, nor did your Police Chief that. That's not...

CHAIR PRO TEM HUBBARD: But we're saying it.

MR. W. RICHARDS: That's not required by your Staff. And your Chief, correctly, is not requiring that. And he...

MAYOR MASTERS: Mr. Ri'...

MR. W. RICHARDS: ...is the expert.

MAYOR MASTERS: Mr. Richards? The Police Chief may not have asked for that, I'm asking for it as the Mayor of this City. And we have elected officials up here that would probably feel more comfortable, and I don't see any reason why you would not want to hire [chuckle] Riviera Beach police. Why wouldn't you?

MR. W. RICHARDS: Well, he didn't...

MAYOR MASTERS: They could...

MR. W. RICHARDS: ...say that.

MAYOR MASTERS: ...arrest.

MR. W. RICHARDS: He, he said a...

MAYOR MASTERS: He said he has...

MR. W. RICHARDS: ...decision will be...

MAYOR MASTERS: ...to explore it.

MR. W. RICHARDS: ...made based upon the circumstances.

MAYOR MASTERS: He said he had to explore it.

UNK: [Inaudible].

MAYOR MASTERS: That's what he said.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: May I call the question?

CHAIRPERSON DAVIS JOHNSON: Absolutely.

[Audience clapping]

COUNCILPERSON BOTEL: Need a second I think.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: No.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilpersons Miller-Anderson and Hubbard dissenting.

17.

CITY CLERK ANTHONY: Madam Chair, we need a motion to remove Item No. 17 from the table.

COUNCILPERSON DAVIS: So moved.

COUNCILPERSON BOTEL: So moved. Second.

[Inaudible comment]

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson...

[Inaudible comment]

CITY CLERK ANTHONY: ...Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting.

CITY CLERK ANTHONY: ORDINANCE NO. 41-14. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AMENDING CHAPTER 31 OF THE CITY'S CODE OF ORDINANCES ENTITLED, "ZONING," ARTICLE 1, ENTITLED, "IN GENERAL," SECTION 31-1, ENTITLED, "DEFINITIONS," AND AMENDING ARTICLE 7 ENTITLED, "OFF-STREET PARKING AND LOADING," SECOND 31-577 ENTITLED, "OFF-STREET PARKING RATIOS," IN ORDER TO ADD A DEFINITION FOR AFFORDABLE HOUSING, AND TO PROVIDE SPECIFIC PARKING RATIOS FOR THE ABOVE-MENTIONED USE, PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

INTERIM DEVELOPMENT SERVICES DIRECTOR JEFF GAGNON (561) 845-4060

CITY CLERK ANTHONY: Madam Chair, we do have public comment cards on this Item. The acceptance of public comment cards for this Item is now closed.

CHAIRPERSON DAVIS JOHNSON: Madam Manager.

CITY MANAGER HOSKINS: Mr. Gagnon.

CHAIRPERSON DAVIS JOHNSON: Wait. We have a motion and a second.

CITY CLERK ANTHONY: We need a...

CHAIRPERSON DAVIS JOHNSON: I need a motion and a second, please.

COUNCILPERSON BOTEL: So moved.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON DAVIS JOHNSON: It's been moved and properly second. Madam Clerk. Madam Manager.

CITY MANAGER HOSKINS: Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Thank you, Madam Manager. Jeff Gagnon, Acting Director of Development Services.

You have before you an Ordinance on second reading. This pertains to an amendment to a Code section that deals with off-street parking ratios. What this amendment would do is, to modify the existing definitions to add a new definition for affordable housing, and also, require a reduced parking ratio of one parking space per...

[Inaudible]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...affordable housing unit. A similar ratio in the Code is for, let's see, age restricted housing has a ratio of .8 parking spaces per unit, as a comparable. Additionally, there is a parking management plan that's incorporated within the Ordinance. You have before you, the definition for affordable housing. This is a standard definition for affordable housing that's used across the industry. This would be incorporated into our Code of Ordinances.

And this is the specific Code section that deals with off-street parking ratios that's proposed to be amended. As you can see, letter C is the section that adds the...

[Inaudible audience comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...ratio of one parking space per unit. Additionally, the parking analysis and management plan that I briefly touched upon before, would be required, which has been provided by Millenia. What this speaks to is really identifying what other transportation options exist onsite. Specifically for this development, we had a condition of approval that dealt with a requirement to have a Palm Tran bush shelter that's..., must be installed and maintained by the applicant. So, that's part of that transportation and management [stammer] plan that Staff is considering in association with utilization of this proposed Ordinance.

Within that management plan, we have certain criteria. So, the Millenia development team has provided a narrative. Have also identified other transit routes, specifically, for Palm Tran, to see what other pedestrian connectivity really exists in the neighborhood or area. The other item, probably most important, is letter A, which is the parking inventory and needs assessment. Millenia has provided an inventory and assessment of current needs from the residents of the development and I'm sure that they can expand upon that further. However, we also had a, a testimony at our Planning & Zoning Board meeting from at least one resident, to the fact that there are multiple residents that do utilize Palm Tran and that not everyone has access to a personal vehicle. So, that testimony really did identify the fact that, you know, every resident within this, this..., within this particular site does not have a personal vehicle, so the current ratio of requiring, if it was a brand new development, the current ratio of requiring two parking spaces per unit may not be adequate for further development, or redevelopment of this parcel.

I also wanna make note of the fact that the ratios associated with this property would have been approved prior to our existing Code structure coming into play. So, what that has done is created legal nonconformity issues, so as part of the Site Plan approval process, in order to move forward with that re'..., redevelopment of the existing site, we had to come up with an alternative method to facilitate parking onsite. And this was the method that was discussed and provided before City Council for...

[Inaudible dais comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Your decision to move forward or not.

The Planning & Zoning Board also reviewed these. Let's see, they reviewed the proposed Ordinance on April 26th, and it was recommended approval to City Council.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor.

MAYOR MASTERS: Thank you. Mr. Gagnon, let's have a little discussion for a minute or two about this. If this Ordind'..., Ordinance pass'..., passed, how would that affect other properties in the City?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: If other properties in the City...

MAYOR MASTERS: And would it have..., are we changing something that will affect other rental properties?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes.

MAYOR MASTERS: So, right now, the law is basically two.

UNK: Yes..

MAYOR MASTERS: Right? That what we have now?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: For any...

MAYOR MASTERS: So we're, we're, we're su'..., you're suggesting that we change what we have for this company?

UNK: Yes.

MAYOR MASTERS: And, and for less? So, we would no longer have two, we would have one. Correct? So, t his is not just germane or specific to Stonybrook, but this is every'..., everything.

[Inaudible comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Correct.

MAYOR MASTERS: And it's not...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So...

MAYOR MASTERS: ...Stonybrook, that's for any brook...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So...

MAYOR MASTERS: ...or no brook.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...this... It's a global Ordinance.

MAYOR MASTERS: It's a global Ordinance.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, that would be Citywide, so long as the property could meet the definition for affordable housing, and so long as a future developer could provide the transportation...

MAYOR MASTERS: So we're...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...and parking plan that's required.

MAYOR MASTERS: So we're changing it? Citywide? No study, nothing. We're just doing it, because this what...

[Inaudible comment]

MAYOR MASTERS: ...they have..., do we..., do you know, has there been any study as to how this would affect other properties?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, there's been additional information provided in the backup material, that really is indicating a trend, really nationwide, where, in order to promote affordable housing, the current, I guess Euclidean style parking ratios of, of really mandating at least two parking spaces per unit are prohibiting development of affordable housing. So, that was the information that was provided in the backup. Whether or not it's something that [inaudible]...

MAYOR MASTERS: But, you didn't see that anywhere in Palm Beach County though, did you? That that's been changed? [Stammer] Palm Beach County this is normal., they're usually...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: There're...

MAYOR MASTERS: ...standard.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: There are...

MAYOR MASTERS: But go on. Go ahead.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: There are multiple cities in Palm Beach County, I wanna say Palm Beach Gardens is one., we're actually another one, and I can't remember the third, it might be West Palm Beach, but there are other programs or incentives that can be utilized in order to facilitate affordable housing.

MAYOR MASTERS: And I understand that, but here's the problem. We are assuming, and I don't like laws or Ordinance based on assumptions. The assumption is

that there're a group of people there don't have cars. Now, there's an assumption there..., there's a group of people there that will not have cars, so therefore, parking is not a big deal. So, based on that assumption or what could..., I, I mean, why..., you know, come on. And here's the thing, we're saying, 'Oh, I'll go to the bus stop.' But are we not taking one-third of the parking that's there now? How much parking..., how much parking are we taking?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, being that the parking ratios are [pause]. Sorry. [Chuckles].

[Chuckles]

MAYOR MASTERS: Now, you can get a cup of coffee...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, I saw the corner of, of my eye. Sorry.

The, the Stonybrook development was built prior to our current parking ratios being implemented. I believe our current parking ratios were from the early 80's, and that's what requires two parking space for each residential unit. The way it's written, it doesn't talk about how the units are constructed, it could be a single family home that had five bedrooms, two parking spaces. It could be a small apartment building with one bedroom, two parking spaces. It was, it was very broad as how that was written.

MAYOR MASTERS: So...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The current... I'm sorry. Let me answer your question.

MAYOR MASTERS: Yes.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The current parking onsite that exists is for 216 apartments, there are 244 parking spaces, and only four accessible parking spaces, which does not meet current federal codes right ow.

MAYOR MASTERS: But this does?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The...

MAYOR MASTERS: So, what are you say'... I don't know what you mean?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The current, the current proposal for ADA accessible parking spaces would meet federal guidelines, so that would be increased to thirteen spaces. And for thee 216 apartments, there'd be 220 parking spaces onsite.

MAYOR MASTERS: Okay. So, let me just get this right. We're taking the road, now we're taking the parking to..., all to accommodate construction for affordable housing,

and we're making a new law to apply to everything in the City. That's just not fair. That's not fair.

Thank you, Mr...

CHAIR PRO TEM HUBBARD: It's not...

MAYOR MASTERS: ...Gagnon.

CHAIR PRO TEM HUBBARD: ...gonna work.

MAYOR MASTERS: That's just not right to take the people parking...

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

MAYOR MASTERS: ...like that.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson, you're recognized.

COUNCILPERSON MILLER-ANDERSON: Okay.

MAYOR MASTERS: [Inaudible].

COUNCILPERSON MILLER-ANDERSON: Just for clarity, you're saying that the number of parking spaces that are currently there will be decreased? To how many...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Correct.

COUNCILPERSON MILLER-ANDERSON: ...less, from what they already have?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The current parking onsite is.., I'll just.., I'll use the, the overall numbers.

COUNCILPERSON MILLER-ANDERSON: Right.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Which includes accessible parking spaces.

COUNCILPERSON MILLER-ANDERSON: Mhmm.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So currently, there're 248, proposed 241. That number actually was reduced by a few parking spaces due to the secondary access that was requested and required by Staff on the...

COUNCILPERSON MILLER-ANDERSON: On the back side?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...the south...

COUNCILPERSON MILLER-ANDERSON: So...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...southwest corner.

COUNCILPERSON MILLER-ANDERSON: ...it would be seven parking spaces less than what it currently is?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes, ma'am.

[Inaudible comment]

COUNCILPERSON MILLER-ANDERSON: I know that I, you know, over the years, I've actually have never seen the parking lot of Stonybrook completely filled to 100%. That's just my view. Now, I do have an issue with this...

[Inaudible comment]

COUNCILPERSON MILLER-ANDERSON: ...decision impacting other developments. Mr. Gagnon, by any chance, do you know how many others we may have in the City, that may fall up under this particular change?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So long as a developer can meet the definition or affordable housing and meet the requirements of that transportation and parking plan, they could, in fact, take advantage of that parking ratio.

COUNCILPERSON MILLER-ANDERSON: How many other affordable housing developments we have in the City?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I, I don't know if I have a number. We...

COUNCILPERSON MILLER-ANDERSON: Like, give me an example of one that you may know off the top of your head.

[Inaudible dais comment]

COUNCILPERSON MILLER-ANDERSON: Where?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Well, the...

COUNCILPERSON MILLER-ANDERSON: Where?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: The discussed project most recently was the Housing Authority site, Phase One Development, but that's...

COUNCILPERSON MILLER-ANDERSON: Which is not...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...it's senior living.

COUNCILPERSON MILLER-ANDERSON: ...not here yet. Which.., the senior building?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Right. Right.

COUNCILPERSON MILLER-ANDERSON: Well...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So then, it's a different...

COUNCILPERSON MILLER-ANDERSON: So, we don't have anything else like Stonybrook that would fall in that category?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Not at this scale. Currently. So, we [inaudible]...

COUNCILPERSON MILLER-ANDERSON: I mean, we're not talking about singly family homes, are we? I mean, would that apply to this parking decrease?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Arguably, it, it could be possible. So, if there was a larger development that had individual homes...

CHAIR PRO TEM HUBBARD: [Inaudible].

COUNCILPERSON MILLER-ANDERSON: Mhmm.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, just for discussion, this isn't.., I, I 'wanna say Brooks subdivision, but something...

[Inaudible dais comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...of that scale, where it was, you know, a, a smaller development, talking about twenty to thirty units. It could possibly be utilized for that.

COUNCILPERSON MILLER-ANDERSON: But there's nothing similar to the size of Stonybrook, or even apartment complex say that has four or six different apartments in that...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Not, not that comes to my mind currently, no ma'am.

COUNCILPERSON MILLER-ANDERSON: So essentially, this Ordinance is specifically for Stonybrook? Pretty much?

[Inaudible comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, there are certain legal requirements for zoning.

COUNCILPERSON MILLER-ANDERSON: Mhmm.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, if we were to target a specific parcel or property, that would probably fall under the definition of spot zoning, which is a legal, basically, incentivizing one property owner versus another.

COUNCILPERSON MILLER-ANDERSON: Mhmm.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: So, what this does, it provides a blanket coverage and provides opportunity for future property owners to take advantage of, you know, constructing affordable housing.

COUNCILPERSON MILLER-ANDERSON: But, when you're saying future development of a..., we're not talking about a single family home, we're talking about possibly larger developments that would be similar to Stonybrook? Right?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I think for it to work, it would have to be a larger scale. So...

COUNCILPERSON MILLER-ANDERSON: Right.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...this really isn't intended to be individual lots. So, if it was something that was a larger development that had multiple lots within it, then perhaps...

COUNCILPERSON MILLER-ANDERSON: And..., but only affordable housing type projects or any development?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Right. So, in order to take advantage of this, it would have to meet that affordable housing definition...

COUNCILPERSON MILLER-ANDERSON: Right.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...and then also, the, the parking management plan requirements.

COUNCILPERSON MILLER-ANDERSON: Okay. I'm, you know, I'm not overly moved by the decrease of the seven parking spaces because, like I said before, I have never seen it 100% filled in there, in many, many years and if I'm incorrect on that, I stand corrected but I, I, I've been over there many, many times in my lifetime and I've never seen that and I do know that a lot of the people that live there don't have transportation. A lot of 'em do utilize public transportation or they have family members that may need to come pick 'em up or take 'em somewhere. And I'm talking about from experience, and these are the conversations I've had with people so I'm not just, you know, making this up or assuming this. So, I'm not, you know, I'm not..., the seven..., decrease of the seven

is not an issue for me. The, the, the changing of this seems to only apply to this particular development because you have not been able to identify any current development, or a current apartment complex that is very similar to Stonybrook. However, I know you can't speak on what would happen in the future but I, you know I don't, I don't have an issue with the decreasing of the seven.

Thank you.

CHAIRPERSON DAVIS JOHNSON: Any further comment? [Pause]. We did the...

CITY CLERK ANTHONY: We need to do public comments, Madam Chair.

CHAIRPERSON DAVIS JOHNSON: Thank you. Please.

CITY CLERK ANTHONY: Fane Lozman, Erica Davis, Andre Henderson.

MR. F. LOZMAN: Fane Lozman.

For the applicant, and his obnoxious individual showed up. I'm a two time United States Supreme Court winner. Okay? You can't be a clueless idiot to go to the U.S. Supreme Court and win two cases there. The only person that's done that in modern history.

I see what you're coming in here to do, you're coming in here so greedy. And the Mayor made a very good point, for a lousy seven spots, you wanna go ahead and change our Code between now and the end of time. For seven spots. That's how greedy this guy is. You [stammer] said, 'Okay, we'll keep those seven spots. We don't need to change the whole Code. We don't know what the impact 'cause there's a clueless ding-dong who's running the Department, the Interim Director. You got some giant projects whos cornerstone on Broadway. What's the impact of that gonna be? Why did it go from two to one? Maybe it shoulda gone from two to one and a half. Where's the traffic study? Why don't you make the applicant produce some kind of consulting with a big study to explain it? Why are you doing at 11:20 at night, why don't you table it 'til everybody has a chance to digest the, the con that this guy is pulling? Lynne Hubbard is so on to that. You, you have a responsibility to do what's best for the City, not what's best for a, a slumlord who..., his Opa-locka property, according to the mayor, is disgraceful. Who are you representing? This man or the people that put you in office? You are representing the people that elected you to office, and two people up there today realize we shoulda got s'..., three people said we shoulda got something for the road, KaShamba Miller-Anderson, Lynne Hubbard and the Mayor. We got nothing. Tonya Davis Johnson, maybe you oughta make a disclosure, did you get any campaign contributions from this man? Why are you sitting there dealing with him and not for the people that elected you? We're gonna have to research why would that happen? We have three people that care about the residents up there, and the other ones could give a damn. And now, we're gonna change forever the parking over seven spots? I can't believe the nerve of this guy who says, 'I want your road for free and I want seven spots, so just change your Code going forward forever.' That is unbelievably selfish. It's not even selfish, it's just like, 'You guys are a bunch of idiots and let me come in here and just pull the wool over your eyes.' You

know? Maybe ya'll oughta table this and go to Opa-locak. We should all have this bus ride down to Opa-locaka and see what kind of quality work this guy does. 'Cause if it's true what the Mayor says, what are you guys doing? What are you doing? You know? Maybe we oughta go talk to the county manager and see if she can talk some sense into you. Because you're, you surely are clueless tonight, lady. My God. You're gonna change our Code of Ordinances over seven spots? That is hideous.

And what kind of Interim guy do you have here? Where's all the backup? He doesn't even know the names of the projects on the books. You know, the big trailer park and corner store, how's that gonna impact that property? There's properties up and down Broadway, may be affordable housing. You got to table this, get some experts in here, understand the implications and maybe...

[Timer]

MR. F. LOZMAN: ...you go from two to one and a half. Or two to one and three quarters. You just don't go to two to one 'cause this guy tells you to do it. You know, Ms. Botel, you have a responsibility to make sure we're not screwing future generations on something at 11:30 at night 'cause the selfish, you know what, wants seven more spots. Mayor, you called him on it. This is outrageous what's happening here tonight.

CITY CLERK ANTHONY: Erica Davis, Andre Henderson, Lynne Hubbard.

MS. E. DAVIS: Erica Davis, Riviera Beach.

It's 11:20 and we've been up here for how many meetings on Millenia? And, we've been discussing the same thing over and over and over and over and over again. Uh, it has been established that there aren't any vouchers, we don't have any developers coming in to help them. If Millenia walks, then their conditions remain the way they are, and you guys are up here being petty. We still have unfinished business that we have to deal with. We have a million dollar insurance policy, \$174,000 worth of summer camp money that we don't even know what happened to it.

[Audience exclamation]

MS. E. DAVIS: We need to get a forensic study to go through this place to find out where all our money's going. Now, we need to take care of this business tonight. Tonight. Not to next week, not tomorrow. Everybody has spoken on what needs to be done. We have other unfinished business and you guys need to start acting like we are businesspeople or..., and start taking care of business like we should take care of business. You're arguing over a road. If you knock the place down, who in the hell is gonna own it then? If somebody comes in and, and wanna build on it. You guys are gonna own it? If Tropical wants it, is Tropical gonna own it, or is it gonna belong to the City? Let's wrap this thing up tonight, and let's move on back to the unfinished business that we need to deal with.

I'm done.

[Audience clapping]

CITY CLERK ANTHONY: Andre Henderson, Lynne Hubbard, Mary Brabham. [Pause].
Lynne Hubbard.

CHAIR PRO TEM HUBBARD: [Inaudible].

MS. M. BRABHAM: I don't know whether I said my name tonight. Mary Brabham, Riviera Beach.

KaShamba..., [stammer], Councilwoman Miller, you are right, the parking lot over there at Stonybrooks has never been filled. You're debatin' here about seven slots. See, Jeff didn't explain it kinda thoroughly to you. You have 216 units, apartments out there. Fourteen, or two hundred sixteen..., two fourteen, whatever it is, then you have 248 previous spots there and you had four handicap parking spaces. When we talked to some of the elderly over there that was handicap, they said that they needed more handicap spaces over there. Out of that 241, you have thirteen additional handicap spaces over there. The place is never filled. When Broadmoor was over there, and the way the Broadmoor was built, they parked in front of their park'..., their, their apartments, upstairs and downstairs, and whoever ha'..., got into a parking space or whatever was assigned to them and that was it. Everybody parked all over the place. And here we are dialoguing about seven parking spaces. Come on, people. Come on. We can dialogue better. Yes, I do want this meeting here tapered down and we get some structure back in this meeting here, and you all will not parlay this Board down, asking the same old questions over and over and over and over and over. You should come..., be come here prepared and ready to do the business at hand here. Some of you all keep saying the same thing over and over. Over and over. It's not gonna happen with us. It's not gonna happen here anymore. You're gonna do the business at hand here and you're not gonna keep us in here almost 12:00 o'clock. It's almost 11:30 here now. We're gonna set this in play here. Oh yeah. You're gonna keep those, those guidelines. Now, if ya'll can dialogue and end someday, you know, so that you all can come here prepared, we will not, another night, come in this Chambers under this circumstances because Ms. Brabham will start doing a recall list here, early for you.

[Audience exclamation]

MS. M. BRABHAM: Early for ya. 'Cause it's a lot of residents feel just like Ms. Brabham here. We give up our time, and we thank you all for coming in here...

[Timer]

MS. M. BRABHAM: ...but it's not fair. Let's move this. Let's just stop bargaining it down too. Stop it.

MS. L. HUBBARD: Again, Lynne Hubbard, 1405 West 23rd Street, Riviera Beach.

It is late, but it's not too late for us to do the right thing. We have given away a road, we've told them that they can hire their own police officers without hiring our police

off'... We made our stores on the corner hire our police officers. The way that those guards are treating those people out in Stonybrooks right now, is deplorable. We have to put some kind of measures in place that we will be able to look out for the residents. If we're gonna give a road away, why can't we get money for the road that we're giving away? Taking those same dollars and doing something viable for the residents of Stonybrook. This is ridi'..., this is ridiculous. They think that we don't have a clue about what they're trying to do. This man has told you that this is going to be a private property, he's hiring private security, and those people will basically be prisoners in their own development. Okay, forget about the seven parking spots, if that's all that you're, that you're losing. I cannot believe that we will negotiate a deal that does not include all the basic tenets of doing redevelopment. We should have in there a cost associated with that road, we should have how many different local contractors will be able to benefit from that, from that project. When we're giving away a road, we need something in return. It's..., it has nothing to do with the fact that there's not a lotta affordable housing, Riviera Beach is 60^ rental, and at this time, we can find safe and e'..., decent housing for the residents while that place is be'..., being redeveloped. But, we just refuse to do that, and it's amazing to me. I've never seen anything like this in a very long time, that we are willing to give away that road when we can use it for leverage and force them to do right by the residents in Stone'..., in Stonybrook.

Now, true enough, we might not..., we shouldn't just come in here and vote and not discuss and debate the issue. We have to. We have to try to create a conscience, create a political will that will benefit the residents of Riviera Beach. And yes, if I have to say it again, I will say it again.

Thank you.

[Audience clapping]

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

CITY CLERK ANTHONY: Madam Chair, that concludes public comments on this Item.

CHAIRPERSON DAVIS JOHNSON: Calling the question.

COUNCILPERSON BOTEL: Question.

UNK: [Inaudible]...

COUNCILPERSON MILLER-ANDERSON: Wait. Which one is this?

UNK: ...[inaudible].

COUNCILPERSON MILLER-ANDERSON: What is this?

[Inaudible comments]

CHAIRPERSON DAVIS JOHNSON: Mr. Richards.

MR. W. RICHARDS: May the applicant have a word on this Item? Very briefly?

CHAIRPERSON DAVIS JOHNSON: Very briefly.

MR. W. RICHARDS: Less than a minute I hope. Thank you for this time. Just a couple comments.

We have conducted a census, we've actually counted on different nights to see how many cars are in the parking lot at night. I may be off by one, that's about it. One night, we had sixty-five cars, another night we had ninety...

CHAIR PRO TEM HUBBARD: [Inaudible].

MR. W. RICHARDS: ...seventy-three and then eighty. So, they..., the, the, the highest number we've had would be ninety cars there overnight. That's the first Item. Num'..., number two, you are creating a designation that's consistent with actual usage. As you just heard from the Planning & Zoning Board, and you heard from other testimony, many of the residents do not own cars, so this is only applicable for affordable housing communities that have to jump through these various hoops. Number three, thank you for serving because people come up here and they yell at you and they yell incorrect things. This is not an issue of seven spots. Because they're doing such a significant rehab, they fall under your general Code. And you heard your Code is not specific enough. Your general Code says they need 432 spots. It's not an issue of seven. So, that people are yelling at you about seven, it's not about seven. Your Code is so broad, it requires over 400 spots, when we sixty, seventy, eighty or ninety. So, one space per unit, we believe, is very appropriate, it's consistent with national trends, and it's consistent with your Staff's analysis.

And we ask that you please approve this.

Thank you.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting.

18.

CITY CLERK ANTHONY: Madam Chair, we're on to Item No. 18. A motion needs to be made to remove it from the table.

COUNCILPERSON BOTEL: So moved.

COUNCILPERSON MILLER-ANDERSON: Second.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: [Inaudible].

CITY CLERK ANTHONY: To, to remove the Item from the table.

COUNCILPERSON MILLER-ANDERSON: Oh, the table. Oh, you went out of order. Yes.

[Chuckle]

CHAIR PRO TEM HUBBARD: Order.

COUNCILPERSON MILLER-ANDERSON: There is an order. We already had this conversation.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes, ma'am.

CITY CLERK ANTHONY: Pro Tem Hubbard?

[Pause]

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Hubbard dissenting.

CITY CLERK ANTHONY: RESOLUTION NO. 86-18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING A SETTLEMENT AGREEMENT BY AND BETWEEN THE CITY OF RIVIERA BEACH AND MILLENIA HOUSING MANAGEMENT, LTD., FOR THE PAYMENT AND SATISFACTION OF EXISTING CODE ENFORCEMENT FINES AND LIENS ASSOCIATED WITH THE REAL PROPERTY ADDRESSED AS 1555 DR. MARTIN LUTHER KING, JR. BOULEVARD, PARCEL CONTROL NO. 56-43-42-06-000-0090, COMMONLY KNOWN AS THE STONYBROOK APARTMENTS, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SETTLEMENT AGREEMENT AND PROVIDING FOR AN EFFECTIVE DATE.

INTERIM DEVELOPMENT SERVICES DIRECTOR JEFF GAGNON (561) 845-4060

CHAIR PRO TEM HUBBARD: So moved...

CITY CLERK ANTHONY: And Ma'...

CHAIR PRO TEM HUBBARD: ...with an amendment.

CITY CLERK ANTHONY: Madam Chair, we do have public comment cards on this Item. The acceptance of public comment cards for this Item is now closed.

CHAIRPERSON DAVIS JOHNSON: Thank you. There's a motion.

CHAIR PRO TEM HUBBARD: With an amendment.

CHAIRPERSON DAVIS JOHNSON: Is there a second to her motion with an amendment?

[Pauses]

COUNCILPERSON MILLER-ANDERSON: I don't even know what the amendment is.

CHAIRPERSON DAVIS JOHNSON: We don't know what the amendment is.

MAYOR MASTERS: [Chuckle].

CHAIR PRO TEM HUBBARD: Okay. Well, I wanted to make the amendment but I...

CHAIRPERSON DAVIS JOHNSON: There needs to be a motion and...

CHAIR PRO TEM HUBBARD: I move...

CHAIRPERSON DAVIS JOHNSON: ...[inaudible]...

CHAIR PRO TEM HUBBARD: ...that we add an amendment to this recommendation by Staff to require, one, that we..., that we use the City of Riviera Beach Police Department for security, and that there is a bond required of \$2,000,000, and that there is a subcontractor's list provided for local participation on this project.

[Pause]

CHAIRPERSON DAVIS JOHNSON: Is there a second?

[Pause]

CHAIR PRO TEM HUBBARD: Is there a second?

[Pause]

CHAIRPERSON DAVIS JOHNSON: The motion dies.

[Inaudible audience comment]

CHAIRPERSON DAVIS JOHNSON: Is there a motion?

COUNCILPERSON BOTEL: I make a motion for the original.

CHAIRPERSON DAVIS JOHNSON: Is there a second?

[Pause]

COUNCILPERSON DAVIS: [Inaudible]. Second.

CHAIRPERSON DAVIS JOHNSON: It's been motioned and properly second. Madam Manager.

CITY MANAGER HOSKINS: Mr. Gagnon.

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Thank you Madam Manager.

The Item before Council is a Resolution associated with the Settlement Agreement. This property had been accruing Code Compliance fines at a rate of \$250 per day since August of 2013. What the Settlement Agreement would do, it would require the property owner, Millenia, to pay a revised amount of \$286,000 to the City. The total current amount is \$377,250, and with payment of \$286,000 to the City, that would release all existing liens and fines on the property. Additionally, there are some other requirements associated with that release. Specifically, it connects that release to the conditions of approval associated with the Site Plan, as well as providing the opportunity for monthly meetings with the residents on construction updates moving forward. Additionally, our consulting City Attorney, Ms. Christy Goddeau is present if the Board has any additional questions.

COUNCILPERSON MILLER-ANDERSON: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Councilwoman Miller-Anderson.

COUNCILPERSON MILLER-ANDERSON: So, they're asking for a decrease of about ninety something thousand dollars?

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Yes.

COUNCILPERSON MILLER-ANDERSON: What is.., I mean, what is, what's significant about that? What... What's the...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: Well...

COUNCILPERSON MILLER-ANDERSON: ...difference? I mean, why...

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: You know, the information that I was provided by Ms. Goddeau is, is...

[Inaudible audience comment]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: ...typical industry standard, is normally paying around 10%, 15% and 20%, so getting more, 65%, 70%. It's a much higher percentage than is typically paid out for any sort of settlement agreement.

COUNCILPERSON MILLER-ANDERSON: So, why not pay 100%? I mean, what is the...

[Inaudible audience comments]

ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON: I'd have to defer to the applicant on that.

COUNCILPERSON MILLER-ANDERSON: Okay. Yes. I, I'd like to know. Some'.., I mean, if someone can tell me...

CHAIRPERSON DAVIS JOHNSON: Ms. Goddeau.

COUNCILPERSON MILLER-ANDERSON: ...what is the...

COUNCILPERSON DAVIS: [Inaudible].

COUNCILPERSON MILLER-ANDERSON: ...Because, to me, that...

CHAIR PRO TEM HUBBARD: [Inaudible].

COUNCILPERSON MILLER-ANDERSON: ...that just seems to be petty. What's the difference in the amount?

MS. C. GODDEAU: Good evening. Christy Goddeau. Madam Chair, Council Members and Mayor Masters.

This Settlement Agreement has been structured somewhat like the other settlement agreements that have come before you where there's actually a Code Enforcement lien on the property, that's been properly recorded. So, for this Code Enforcement lien, which deals with the landscaping, primarily at the property, they have accrued fines of over \$377,000...

UNK: Yes.

MS. C. GODDEAU: ...since 2013. Now, what would typically happen is, before they..., we, we recorded a lien, they would have an opportunity to become before the Special Master and ask for a reduction. And typically in those cases, you find that they have to be in compliance, and then a reduction is granted. And typically, that reduction is around 10% of the lien amount. Now, I say that but it varies, and as the City of Riviera Beach had at one point, we had an amnesty program where it was, like, 5% for commercial properties and I think 2% for residential, so that percentage can vary. So, what was negotiated here was a much higher percentage because, one, the property is not in compliance but in their favor, to bring the whole property up to compliance, including irrigation so we don't go back to this condition where the landscaping dies and there another Code situation, that's what was negotiated for this \$286,000.

And I believe the way we sort of figured that out, and Jeff, correct me if I'm wrong, is we looked at when they put in for their Site Plan approval and we looked at that date and said that's the date that we could recommend that the fines stopped accruing because that's when you officially came forward and said, 'We going.., we're going to renovate the entire property.'

COUNCILPERSON MILLER-ANDERSON: Okay. And... Thank you. So, Mr. Gagnon, for residents, is this the same type of discussion or settlement we would do for residents when it comes to their, their fines being reduced? Or maybe Ms. Goddeau, I don't, I don't know if you handle that.

MS. C. GODDEAU: For a typical residential reduction, if it wasn't a recorded lien and they were in compliance, yes, we would do a reduction much lower than this, closer to the 10%. Ms. Bostic, your current Code Administrator, handles that, but typically, it's 10% or less given certain circumstances for each property.

COUNCILPERSON MILLER-ANDERSON: But that's if they've already brought the property into compliance?

MS. C. GODDEAU: That's correct. And, as you know, we, we do treat homesteads a little differently than commercial properties and often give a bigger reduction to a homestead property, so sometimes that's closer to the five or 2% of a reduction.

COUNCILPERSON MILLER-ANDERSON: And, have we done this for any other commercial properties already?

MS. C. GODDEAU: Yes, ma'am. I'm aware of two properties on Broadway where we have done the same type of settlement, where the property's not in compliance, they have a Code Enforcement lien, and in order for them to try to develop the property or move forward with the property in some sense, we enter this type of agreement, even though the lien hasn't been brought, or the issue hasn't been brought into compliance.

COUNCILPERSON MILLER-ANDERSON: You're speaking of that motel that was right next to McDonalds which...

MS. C. GODDEAU: Yes. The J&B...

COUNCILPERSON MILLER-ANDERSON: ...was very controversial?

MS. C. GODDEAU: ...the J&B Motel is one.

COUNCILPERSON MILLER-ANDERSON: Mhmm.

MS. C. GODDEAU: And then, there was another one on Broadway...

MR. W. RICHARDS: Schooner Inn.

MS. C. GODDEAU: That's...

COUNCILPERSON MILLER-ANDERSON: The Schooner. Well...

MS. C. GODDEAU: ...that Schooner...

COUNCILPERSON MILLER-ANDERSON: ...I'm talking about the Schooner, that's the one I'm talking about. What...

MS. C. GODDEAU: Right. I think it...

COUNCILPERSON MILLER-ANDERSON: ...was the other one?

MS. C. GODDEAU: ...went through several different names. It, it's now currently owned by J&B Motel. It was.., used to be called the Schooner Inn. We entered a similar agreement with them. And then, there was another property on Broadway that was owned by the Giovanni's, which was a mobile home park that we entered a similarly.., similar agreement with them where they also paid an amount to have the lien cleared off so they could acquire the property.

COUNCILPERSON MILLER-ANDERSON: But they didn't do anything with the property, they just got it redu'.., a reduction but didn't...

ACTING DEVELOPMENT SERVICES DIRECTOR GAGNON: What I...

COUNCILPERSON MILLER-ANDERSON: ...develop...

ACTING DEVELOPMENT SERVICES DIRECTOR GAGNON: ...what I wanted...

COUNCILPERSON MILLER-ANDERSON: ...the property?

ACTING DEVELOPMENT SERVICES DIRECTOR GAGNON: What I wanted to add is, this is the only agreement that actually was connected with a Site Plan. So, the other two were not connected to a Site Plan, which is your point exactly.

COUNCILPERSON MILLER-ANDERSON: Mhmm.

MS. C. GODDEAU: Yes, that's correct.

COUNCILPERSON MILLER-ANDERSON: Okay. Alright. Thank you.

MR. W. RICHARDS: Madam Chair? May I?

CHAIRPERSON DAVIS JOHNSON: Mr. Richards.

MR. W. RICHARDS: I'll be...

CHAIRPERSON DAVIS JOHNSON: Very brief.

MR. W. RICHARDS: Thank you. I'll be very brief.

Ms. Goddeau and Mr. Gagnon are correct, I, I do believe that at least of those other two approvals required zero dollars to be paid. And, and the reason was, because there was going to be a redevelopment of the project. The good news is he'..., the good news here, you have significant and vigorous protections for the City to ensure that this project gets redeveloped and, if it does not get redeveloped, or if we fail to meet the conditions in here, the lien is reestablished.

I'm a former Code Enforcement Special Master for West Palm Beach, I'm a former prosecutor, I prosecuted these cases, and quite frankly, I expected...

[Inaudible dais comment]

MR. W. RICHARDS: ...a reduction..., I expected a payment of five to 10%, which is consistent in the past. Your Staff was unrelenting, we're not here trying to retrade, but your Staff said no. Your Staff demanded this [chuckle] large sum. And, in order to get this project redeveloped and get Stonybrook rehabbed, we said yes. So, credit to your Staff. We just wanna get this project rehabbed.

Kindly approve this so we can move on.

Thank you.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Mr. Mayor, you're...

MAYOR MASTERS: [Inaudible].

CHAIRPERSON DAVIS JOHNSON: ...recognized.

MAYOR MASTERS: Thank you. I need to put something on the record before we [stammer] approve this. Sir, would you come? No. the gentleman sitting next to you. [Pause]. First of all, I want to tell you that, I, I do have respect for Frank, Rita and Cephus. Is that his name? Is the gentleman at, at Stonybrook?

MR. T. MIGNOGNA: Mr. Scott?

MAYOR MASTERS: Yeah. What's his first name?

MR. T. MIGNOGNA: His name is Cehpus Scott.

MAYOR MASTERS: So, I got I got it right. Yeah. [Stammer], they're good people. You know, they really are. I've had a chance to, to meet him and communicate with him and, of course, I saw the hard work that, that Rita did when she was here and I wish Frank was here tonight because I would certainly apologize to him because he wanted to make a point and I was talking and I told him no because sometimes I forget stuff and I have to finish it. But, you made a speech earlier about intimidation and all that stuff. I wanna make sure that [pause] you understand that the Mayor does not support any acts of intimidation, whatsoever. Period. But, we have reason to believe that you all have hired, and this is relevant to this, I'm gonna connect this, a private investigator, you're sending emails relating to the Mayor, you wanted to try to prove residency, you're saying I'm not a resident, you're talking about drugs, you're talking about the civil suit. We all know that. There's nothing, nothing that you can do, or say, about the Mayor that the citizens have not heard before. So, I see that as intimidation by your investigator and whether it's not on TD or Lynne, that just needs to stop, sir. If you're gonna talk about intimidation, talk about it on both sides. So, you want us to be merciful to you tonight on, on, on this, but mercy goes both ways. An I feel very intimidated that we have reason to believe, through one of your sources, that Millenia has hired.., or hired this private investigator to do what they're trynna to do to find dirt on the Mayor. Is that true?

MR. T. MIGNOGNA: I'm not aware...

MAYOR MASTERS: Well, if

MR. T. MIGNOGNA: ...of that.

MAYOR MASTERS: ...[inaudible] look into it?

MR. T. MIGNOGNA: I, I am here for the development project [inaudible]...

MAYOR MASTERS: Well, whoever. Mr. Richards, will you look into that and stop it? Because that's not, that's not right. Because we disagree on something, it's not right to do that and then you come before us and you ask for us to be lenient.

MR. W. RICHARDS: Mr. Mayor...

MAYOR MASTERS: And nobody's being lenient here.

MR. W. RICHARDS: Mr. Mayor?

MAYOR MASTERS: Go ahead.

MR. W. RICHARDS: You just whispered something in my ear and, and I now understand it. You, you mentioned emails. I'm looking you dead in your eye, I am not aware of any investigation into the Mayor. I'm...

MAYOR MASTERS: And, you don't know...

MR. W. RICHARDS: ...not privileged, I'm not involved, I'm not privileged, I know of no information.

MAYOR MASTERS: Okay. I'm just asking because there's a guy named Mr. Black, he's calling my friends and he's saying, 'Did you know the Mayor was in a civil suit? Do you know the Mayor's been accused of drugs?' I could take a drug test any day and will pass it. Period. I've never done drugs or alcohol, but to use those tactics is just not right, and it's not fair against me or any of my colleagues. And I never mentioned it because I did not want to persuade them one way or the other because of the personal stuff, but..., so, you're speech on intimidation, please take it back to them that I'm not going to be intimidated. I don't care what they do, or what they say. I'm gonna do what I feel is right. And I have a problem with those two Ordinances, is one, because of the parking, the other because of the giving the right-of-way. And I'm sure you can count the votes tonight. There was one that had two. So..., and I'm asking this council to take a look at this, we cannot afford to continue to be a blessing to you and be merciful when all this is going on.

So please, Mr. Attorney, would you direct Mr. Black to, to stop this because it's harassment, as far as I'm concerned. And somebody knows about it. Because I've been told by an inside source that, that this guys was hired because Millenia had hired them. I was told by somebody on the inside. And we got an email at 11:30 at night. That's disrespectful to the City Manager. So, please stop it. I'm asking you to stop it, if you want us to continue to be in good faith.

Thank you.

CITY CLERK ANTHONY: Doretta Paulk, Maria Cole, Bessie Brown.

MS. D. PAULK: Good evening. My name is Doretta Paulk.

I'm here to talk about the fees that's..., is owed by Millenia. I think they should not be lessened, they should pay the exact amount that is owed because I don't some of our citizens are getting discounts on their liens, on their property. This establishment has millions of dollars. People are living..., still living in disgraceful conditions. Not one dime should be taken off the table. They have gotten, basically, everything they have asked for, you all have voted and granted this. The citizens of Riviera Beach, and Riviera Beach

itself, deserves this because there's not liens that [stammer] fined against some citizens of Riviera Beach, has to be totally paid for, and these company can pay their fair share, and I think they should, should pay every dime that is assessed to them. And we'll just see how this vote comes out tonight because everything they have wanted, they have gotten. And these people are still living in disgrace. And they're supposed to be the people that is running this place, managing this place. I don't think any for'.., forgiveness of this, this fee should be given, or allowed, or voted on for this company.

And that's my opinion. And if we.., I hope that you do the right thing for the citizens of Riviera Beach, more so, the right thing of the.., of people and citizens living in Stonybrook. 'Cause it's not fair. And we should see how this vote comes out.

I thank you.

CITY CLERK ANTHONY: Maria Cole, Bessie Brown, Fane Lozman.

MS. M. COLE: Good evening, Board and residents. Whoever is left. It's late, so I just wanna be brief. My name is Maria Cole, I'm the Executive Director of Paragon Florida. Paragon Florida is a community development financial institution. We do not provide social services, like I heard earlier today. I did meet with the residents and their union representatives and my.., the reason why I'm here right now is what I wanted to suggest is that you take the fines and the fees and find a way to create a third entity so that the residents have a voice. Whether you can create that entity with the residents, with the Housing Authority or some other entity within Riviera Beach, allow them to have an independent voice, away from the influence of Millenia, so that they can exercise and have agency, understand and grow through the experience of becoming residents rather than tenants. But, through this whole process that I've been listening to tonight, very little consideration has been given to what is important to the residents. And, we're asking that, whatever money is set aside, or whatever fines that they pay, that they not be relieved of that, but that money be earmarked to actually give agency to the residents of Stonybrook.

Thank you.

[Inaudible audience comments]

CITY CLERK ANTHONY: Bessie Brown, Fane Lozman, Lynne Hubbard.

MS. B. BROWN: Good evening. There's really nothing to say to you all because you've sat here and, and given them everything they asked for and got nothing, and the, and the tenants in, in Stonybrook, are still living in those same ass horrible positions.

CITY CLERK ANTHONY: Fane Lozman, Lynne Hubbard, Mary Brabham.

MR. F. LOZMAN: Fane Lozman.

I must say, that was pretty disconcerting that somebody inside Millenia relayed to the Mayor that a private investigator was following.., was ch'.., was researching him and

Lynne Hubbard. The other Members of that Council should be horrified that an applicant paid a private investigator to go after Ms. Hubbard and the Mayor. I mean, that oughta just.., everybody oughta reconsider their deal, reconsider every vote tonight and say, 'Get the blank out of our City? Who do you think you are, trying to intimidate elected officials?' You know, maybe Mr. Richards doesn't understand... he's not in that loop, he's not in the leadership loop, he's in the development loop at Millenia, but if what the Mayor is saying is true that...

MAYOR MASTERS: [Inaudible].

MR. F. LOZMAN: ...inside source saying, 'Look, somebody at Millenia is, is trying to get dirt to, to force his hand, force Lynne Hubbard's hand, that is a serious abuse that's going on, and I don't care who up on that Council doesn't like each other, for the sanctity of the City, for the sanctity of your elected position in each District, you have to tell them to get the hell outta here, that they would play that game today. That is disgusting, I've never heard of such a thing. It's like a mob mentality. What are they gonna do next, go, go blow the Mayor's head off if they don't like something he does? My God. Unbelievable. And the arrogance, the obnoxiousness, and how they conducted themselves tonight is, is despicable, whether it's comments towards me or comments towards other officials, just horrific. As far as, you know, when you look at the parking you can say, 'We're grandfathered in. We're grandfathered...' We're not gonna change an Ordinance for the city. Say, 'Great. You have 244 spots, you can keep 'em.' You know? You coulda grandfathered that, you coulda, you coulda done other things besides changing it for the City. It's not the job of Millenia to dictate how our City's run, but they've done, they've done a good job doing it tonight. You know?

I mean, my God, Mr. Davis, you usually you don't get pulled into this mess, but for you to, to let them b.s. you tonight, that's not like you, man. You're a lot smarter than that. And we know Tonya Davis Johnson, I'm gonna have to say, you're a [chuckle]... we're gonna figure out why you would disgrace the residents that put you in office but there sure'... certainly not do that again. I can promise you that one.

But, as far as these fines, you know, I think I have to throw one Mr. Richards way, normally it is ten, twenty cents on a dollar. So, I'm not sure why they're pay'... paying much more than ten or twenty cents on a dollar. I don't understand that one. There's just something... there's some weird dichotomy that they're paying much more than they should be paying on the fines but yet, ripping off the City for everything else. So, there's, there's something weird, and it goes back to your Staff. They're saying, 'Oh, your Staff fought hard for the fines.'

UNK: Hmm.

MR. F. LOZMAN: Why didn't your Staff [stammer] fight had that there has to be a payment when you abandon a road? That, that could worth millions of dollars that road, but there was no fight for that. You know? So it's almost like, it's almost like a game of, you know...

[Timer]

MR. F. LOZMAN: ...you know, let's hide what the real gain is. 'Oh, well they're paying a couple hundred more grand in fines,' but meanwhile, they're ripping the City off for a couple millions dollars on a road abandonment. Somebody needs.., you know, you wanna do investigation, Mr. Mayor, why don't you do an investigation into his finances? See if he's on the up and up, Gagnon, 'cause some of the decisions and recommendations he's made tonight are very questionable. Why would he be pro-applicant instead of pro-City, and, and supporting the citizens who ultimately pay his salary? I mean, it's just a shameful exercise.

And thank you for bringing.., pointing that out, that private investigator. I know what it's like. I had a private investigator tracking me down at the behest of the City and we know where that left, we know where that went.

CITY CLERK ANTHONY: Lynne Hubbard, Mary Brabham.

CHAIR PRO TEM HUBBARD: [Inaudible].

CITY CLERK ANTHONY: Mary Brabham.

MS. M. BRABHAM: If that's the case, we all need to be investigated, with R-E-S-P-E-C-T, and that's respect, for each and every one of us. Not just include the Council, but the people that come in to do business with us. It has been a ridiculing night here tonight, and out of all is said and done, we're here five minutes to twelve. General public, please make note of this. When we talk about the fines and the liens, it's a lotta layers here. See, Global Ministry had this place over there, and a lot of that accumulation, fines and liens and stuff, a lotta that happened under Global Ministry. Yes, Millenia wants to come in and buy it, so quite natural', you buy my house, you buy house, if my house got liens and everything else on it. But they didn't create that chaos over there, the chaos was already over there. And there's a lotta layers in here. From 2013, Millenia didn't have it. Global Ministry had it. So, okay, if you wanna go and collect your additional fines, go to Global Ministry, but Millenia is coming in. And it's \$286,000, that's [stammer] that's [stammer]... She explained exactly the 10%, or whatever that was, but see, the City, the Boards that were 'froee.., before you all, they didn't do what they were supposed to do with Global Ministry, but at least this Board here is trying to make it work,. Not, not every meeting of the minds would have the same ideals, but at least you're trying to make it work, not just for you but for your residents. Where these peoples gonna go at? It's it is more good over there with those residents than it is bad. I'm just gonna read a comment very quickly.

It is HISS determination that the vast majority of observed negative factors in the inspected units at the apartment complex, complex, is related to the life of occupants' housekeeping practices. AIHS observed excessive accumulation of grime throughout many of the units and the level of clutter, of clothing strewn about the floors of many of the units, actually limited AIHS ability to perform a thorough inspection. Many of the HVAC closet had

heavy accu'.., accumulation of dust, and many of the bathrooms has excessive mold...

[Timer]

...a form of mold from failure to clean and maintain them.

If Millenia gets this, I hope they put in some standards in there to make the residents.., why waste money and not demand accountability for every resident that lives in over there, in those units there?

So I commend you all. I know this wasn't easy for you. It's not easy for we as residents, but we don't want no one to be homeless here. We have enough homeless all over the land here. And you all, congratulations to you. I know this was tough to you. TD Davis, I know it was tough to.., for you, but that's okay. You can make...

CHAIRPERSON DAVIS JOHNSON: Ms. Brabham.

MS. M. BRABHAM: ...this work.

Thank you.

COUNCILPERSON BOTEL: Madam Chair?

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

COUNCILPERSON BOTEL: I.., just one quick question, I promise.

CHAIRPERSON DAVIS JOHNSON: Councilwoman Botel, you're recognized.

COUNCILPERSON BOTEL: To clarify the issue, for Ms. Paulk. I have a question for Ms. Goddeau. Let me understand that here are many people who have had their liens reduced to as low as 2% or 5% of the original re'.., requirement?

MS. C. GODDEAU: That's correct. Now, now that's when they been brought into compliance. You know, most recently, we waived all homestead...

COUNCILPERSON DAVIS: [Inaudible] compliance.

MS. C. GODDEAU: ...Code Enforcement liens. So, all homestead, I think as of 2016, were clear...

COUNCILPERSON BOTEL: Right.

MS. C. GODDEAU: ...of the lien.

COUNCILPERSON BOTEL: So, it's, it's not the case that there are many people who have to pay the entire amount, it's, its...

MS. C. GODDEAU: Oh, absolutely. Absolutely, Ms. Bostic does a great job of working with the property owners, especially the residential homestead owners to make sure that it's a very fair and, and big reduction off it.

COUNCILPERSON BOTEL: And in fact, there, there have been cases where people paid without having been co'.., without having come into compliance because of other factors, such is the case in this case.

MS. C. GODDEAU: I'm only aware of when it's been done by a written agreement, in that particular case.

COUNCILPERSON BOTEL: In this case?

MS. C. GODDEAU: Correct.

COUNCILPERSON BOTEL: Just so you're aware.

MS. C. GODDEAU: Yes.

COUNCILPERSON BOTEL: Thank you.

CHAIRPERSON DAVIS JOHNSON: Madam Clerk.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Botel?

COUNCILPERSON BOTEL: Yes.

CITY CLERK ANTHONY: Councilperson Miller-Anderson?

COUNCILPERSON MILLER-ANDERSON: No.

CITY CLERK ANTHONY: Pro Tem Hubbard?

CHAIR PRO TEM HUBBARD: No.

CITY CLERK ANTHONY: Chair Davis Johnson?

CHAIRPERSON DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: That motion is approved with Councilperson Miller-Anderson and Councilperson Hubbard dissenting.

DISCUSSION BY THE CITY MANAGER

CHAIRPERSON DAVIS JOHNSON: Discussion by the City Manager?

[Inaudible dais and audience comments]

CITY MANAGER HOSKINS: Madam Chair, Councilwoman Hubbard's passed me a flyer to read. May I read it?

CHAIRPERSON DAVIS JOHNSON: Yes, please.

CITY MANAGER HOSKINS: Monroe Heights road project update and public comments hosted by Councilwoman Lynne Hubbard. When, Tuesday, September 18th, 6:30 p.m. to 8:00 p.m. Where, City Council Chamber., City Hall, Council Chamber, 600 West Blue Heron Boulevard, Riviera Beach, Florida. For more information, please contact Hope Jeanty at 561-845-4032.

CHAIRPERSON DAVIS JOHNSON: Any further...

CITY MANAGER HOSKINS: That's all...

CHAIRPERSON DAVIS JOHNSON: ...comments?

CITY MANAGER HOSKINS: ...I have, Madam Chair.

DISCUSSION FROM CITY ATTORNEY

CHAIRPERSON DAVIS JOHNSON: Discussion from City Attorney.

CITY ATTORNEY DEGRAFFENREIDT: I have [inaudible] consideration.

CITY COUNCIL COMMITTEE REPORTS

CHAIRPERSON DAVIS JOHNSON: Any City Council committee reports?

[Pause]

STATEMENTS BY THE MAYOR AND COUNCIL

CHAIRPERSON DAVIS JOHNSON: Statements by the Mayor and Council, starting with the Mayor.

MAYOR MASTERS: Thank you. Final comments. Plan to exercise the Mayor's veto, however, we have five days, is that right, Mr. Attorney?

CITY ATTORNEY DEGRAFFENREIDT: You have to exercise within five days of the passing [inaudible]...

MAYOR MASTERS: Okay. And during that time...

CITY ATTORNEY DEGRAFFENREIDT: Monday's the deadline.

MAYOR MASTERS: Monday. Okay. Well, I do plan to exercise it, uh, on the Ordinances. However, only because I want to convene a Town Hall meeting, all these different people who said they got plans and they got other ideas and they've got other proposals, I'm gonna invite them in. I wanna hear them because talk is, is cheap. But if they got other plans, if it's better than Millenia or just as good, you know, either put up or shut up. And we're gonna have a Town Hall meeting, 'cause I need to hear that and I want the residents to hear that.

Mr. Richards, there's two other people, I would... This is being very transparent. The gentleman, sir, with the, the, the glasses, that's talking to the lady? You went and spoke to the Police Chief. Can you identify yourself? Are you with Millenia?

MR. W. BLACK: Sure. My name's Black, Wayne Black

MAYOR MASTERS: So, you're the investigator, aren't you?

[Inaudible comment]

MAYOR MASTERS: And you were hired by Millenia. So, you came to the meeting. Shameful.

[Inaudible audience comment]

MAYOR MASTERS: Shameful .Shameful

[Inaudible dais comments]

MAYOR MASTERS: Shameful.

CHAIRPERSON DAVIS JOHNSON: Mr. Davis, any comment?

COUNCILPERSON DAVIS: Well, well, next Tuesday night, here at 6:30, I will be having my Night Out with Councilman Davis, here in the Council Chambers. And, next Tuesday at 6:30, you get the chance to meet the new principal of JFK Middle School, Principal Clark. If you would like to come out and meet those members of the public can get a chance to find out what is his vision for JFK Middle school and the community support. So, we'd like to invite you all out for that.

Thank you.

[Inaudible comments]

CHAIRPERSON DAVIS JOHNSON: Miller-Anderson.

MAYOR MASTERS: I also think Terence...

COUNCILPERSON MILLER-ANDERSON: Um...

MAYOR MASTERS: ...Davis was being investigated too. Thank you.

COUNCILPERSON MILLER-ANDERSON: Regarding..., Mr. Degraffenreidt...

MAYOR MASTERS: What I heard.

COUNCILPERSON MILLER-ANDERSON: ...when will we get a, a response regard Bedard?

CITY ATTORNEY DEGRAFFENREIDT: They have not given me one yet. I will..., I've asked for it, I've not gotten it from the insurance company.

[Inaudible audience comment]

CHAIRPERSON DAVIS JOHNSON: But that doesn't tell us when we're, we're gonna get it. Will you follow up with them tomorrow and tell them that you need to have answer by Friday?

CITY ATTORNEY DEGRAFFENREIDT: I will ha'..., okay. I'll tell them that.

COUNCILPERSON MILLER-ANDERSON: And then let us know what they say if they feel that they can't comply with that and, and let us know why they can't comply with that, 'cause they've had about three or four weeks now.

[Inaudible comments]

CITY ATTORNEY DEGRAFFENREIDT: I can only ask.

COUNCILPERSON MILLER-ANDERSON: Just let us know what the response is.

CITY ATTORNEY DEGRAFFENREIDT: Alright.

CHAIRPERSON DAVIS JOHNSON: Just a quick reminder that Riviera Beach Heights will have a community cleanup as well on Saturday, the 15th, from 8:00 a.m. until [stammer] 12:00. The gathering spot will be..., the gathering spot will be the Sadie McCray Park.

[Inaudible chatter]

CHAIRPERSON DAVIS JOHNSON: They're gone.

ADJOURNMENT

[Gavel]

CHAIRPERSON DAVIS JOHNSON: There being no further business, we are adjourned.

[End of video]

City Employees, Public Comment Speakers and Others

JEREMY BAKER.....MR. J. BAKER

ANDRE HENDERSON.....MR. A. HENDERSON
RECORD SPECIALIST TAWANNA SMITH.....RECORDS SPECIALIST SMITH

PARKS & RECREATION DIRECTOR RICHARD BLANKENSHIP
PARKS & RECREATION DIRECTOR BLANKENSHIP

ACTING DIRECTOR DEVELOPMENT SERVICES JEFF GAGNON
ACTING DIRECTOR DEVELOPMENT SERVICES GAGNON

FANE LOZMAN.....MR. F. LOZMAN

WAYNE RICHARDS, ESQUIREMR. W. RICHARDS

MILLENIA TOM MIGNOGNA.....MR. T. MIGNOGNA

BESSIE BROWN.....MS. B. BROWN

ENDA HOUSEMS. E. HOUSE

ADAM WASSERMANMR. A. WASSERMAN

LYNNE HUBBARD.....MS. L. HUBBARD

MARGARET SHEPPARDMS. M. SHEPPARD

GRANT BLACK.....MR. G. BLACK

ANDREW DWORTEMR. A. DWORTE

LLOYD BROWN.....MR. L. BROWN

FIRE CHIEF REGINALD DURENFIRE CHIEF DUREN

MARY BRABHAMMS. M. BRABHAM

W. MILLSAP.....MR. W. MILLSAP

WILLIS WILLIAMSMR. W. WILLIAMS

JILL BEINHART SLOSSONMS. J. SLOSSON

ALEXANDER PEREZ.....MR. A. PEREZ

ROOSEVELT KINGDOMMR. R. KINGDOM

DELORES DAWSONMS. D. DAWSON

DR. LYDIA SMITH.....DR. L. SMITH
LATRICIA DONNELLYMS. L. DONNELLY

DORIS ROGERSMRS. D. ROGERS

BILLIE BROOKS-SAULTERMS. B. BROOKS-SAULTER

TOMMY WALKER.....MR. T. WALKER
DORETTA PAULKMS. D. PAULK

BISHOP THOMAS MASTERSBISHOP T. MASTERS

INTERIM POLICE CHIEF MIKE MADDENPOLICE CHIEF MADDEN

ERICA DAVISMS. E. DAVIS

CHRISTY GODDEAUMS. C. GODDEAU

MARIA COLEMS. M. COLE

WAYNE BLACKMR. W. BLACK

APPROVED:

THOMAS A. MASTERS
MAYOR

TONYA DAVIS JOHNSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

LYNNE L. HUBBARD
CHAIR PRO TEM

KASHAMBA MILLER-ANDERSON
COUNCILPERSON

JULIA A. BOTEL, Ed.D
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____
SECONDED BY: _____

L. HUBBARD _____
K. MILLER-ANDERSON _____
T. DAVIS JOHNSON _____
J. BOTEL _____
T. DAVIS _____

DATE APPROVED: **OCTOBER 3, 2018**