

**CITY OF RIVIERA BEACH
REGULAR CITY COUNCIL MEETING
November 18, 2019
6:08 p.m.**

PRESENT AT MEETING¹:

MAYOR RONNIE FELDER.....	MAYOR FELDER
CHAIRPERSON KaSHAMBA L. MILLER- ANDERSON – DISTRICT 2	CHAIRPERSON MILLER-ANDERSON
CHAIR PRO TEM JULIA A. BOTEL – DISTRICT 4	CHAIR PRO TEM BOTEL
COUNCILPERSON TRADRICK MCCOY – DISTRICT 1	COUNCILPERSON MCCOY
COUNCILPERSON SHIRLY D. LANIER – DISTRICT 3	COUNCILPERSON LANIER
COUNCILPERSON DOUGLAS A. LAWSON – DISTRICT 5	COUNCILPERSON LAWSON
CITY MANAGER JONATHAN EVANS	CITY MANAGER EVANS
CITY CLERK CLAUDENE L. ANTHONY	CITY CLERK ANTHONY
CITY ATTORNEY DAWN S. WYNN	CITY ATTORNEY WYNN

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¹ List of City Employees, Public Speakers and Others on Page 86

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**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
CITY COUNCIL MEETING MINUTES
WEDNESDAY, NOVEMBER 18, 2019 AT 6:00 P.M.**

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

Before meeting chatter]

[Gavel]

CALL TO ORDER

Chairperson Miller-Anderson: I'd like to call to order the Regular City Council Meeting, November 18, 2019, 6:55 p.m.

ROLL CALL

Chairperson Miller-Anderson: Madam, roll call.

City Clerk Anthony: Mayor Felder? [Pause]. Chairperson KaShamba Miller-Anderson?

Chairperson Miller-Anderson: Present.

City Clerk Anthony: Chair Pro Tem Julia Botel?

Chair Pro Tem Botel: Here.

City Clerk Anthony: Councilperson Tradrick McCoy?

Councilperson McCoy: Here.

City Clerk Anthony: Councilperson Shirley Lanier?

Councilperson Lanier: Here.

City Clerk Anthony: Councilperson Douglas Lawson?

Councilperson Lawson: Present.

City Clerk Anthony: City Manager Jonathan Evans?

City Manager Evans: Present.

City Clerk Anthony: City Clerk Claudene Anthony is present. City Attorney Dawn Wynn?

City Attorney Wynn: Here.

City Clerk Anthony: You may proceed.

32 **INVOCATION**

33 **PLEDGE OF ALLEGIANCE**

34 **Chairperson Miller-Anderson:** Alright. We'll have a moment of silence, followed by
35 the Pledge of Allegiance, led by Councilman Lawson.

36 [Moment of silence]

37 **Councilperson Lawson:** I pledge allegiance...

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

40 **AGENDA APPROVAL**

41 **ADDITIONS, DELETIONS, SUBSTITUTIONS**

42 **Chairperson Miller-Anderson:** Do we have any additions, deletions or substitutions?
43 [Pause]. No?

44 **City Manager Evans:** No, Madam Chair. We do not.

45 **DISCLOSURES BY COUNCIL**

46 **Chairperson Miller-Anderson:** Disclosures by Council?

47 **ADOPTION OF AGENDA**

48 **Chairperson Miller-Anderson:** 'Have a motion to adopt the Agenda?

49 **Chair Pro Tem Botel:** So moved.

50 **Councilperson Lawson:** Second.

51 **Chairperson Miller-Anderson:** Alright. Madam Clerk.

52 **City Clerk Anthony:** Council Member Lawson?

53 **Councilperson Lawson:** Yes.

54 **City Clerk Anthony:** Council Member Lanier?

55 **Councilperson Lanier:** Yes.

56 **City Clerk Anthony:** Councilperson McCoy?

57 **Councilperson McCoy:** Yes.

58 **City Clerk Anthony:** Pro Tem Botel?

59 **Chair Pro Tem Botel:** Yes.

60 **City Clerk Anthony:** Chair Miller-Anderson?

61 **Chairperson Miller-Anderson:** Yes.

62 **City Clerk Anthony:** Unanimous vote.

63 **Chairperson Miller-Anderson:** MEMBERS OF THE PUBLIC SHALL BE GIVEN A
64 TOTAL OF THREE MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT
65 AGENDA. ANY PERSON WHO WOULD LIKE TO SPEAK ON A CONSENT AGENDA
66 ITEM, PLEASE FILL OUT A PUBLIC COMMENT CARD LOCATED ON THE TABLE
67 DIRECTLY OUTSIDE THE COUNCIL CHAMBERS AND GIVE IT TO THE STAFF
68 PRIOR TO THE ADOPTION OF THE AGENDA.

69 **Chairperson Miller-Anderson:** Do we have anyone that would like to pull an Item from
70 the Consent Agenda? [Pause]. Alright.

71 **Chairperson Miller-Anderson:** ALL MATTERS LISTED UNDER THIS ITEM ARE
72 CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION.
73 THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A
74 COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE
75 REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS
76 NORMAL SEQUENCE ON THE AGENDA.

77 **MINUTES**

78 **1. OCTOBER 5, 2019 CITY COUNCIL WORKSHOP MINUTES**

79 **CLAUDENE ANTHONY, CITY CLERK, (561) 845-4060**

80 **2. OCTOBER 22, 2019 CITY COUNCIL MEETING MINUTES.**

81 **CLAUDENE ANTHONY, CITY CLERK, (561) 845-4090**

82 **RESOLUTIONS**

83

84 **Chairperson Miller-Anderson:** 'Have a motion to accept the Consent Agenda?

85 **Chair Pro Tem Botel:** So moved.

86 **Councilperson McCoy:** Second.

87 **Chairperson Miller-Anderson:** Madam Clerk.

88 **City Clerk Anthony:** Madam Chair, before I proceed, let the record reflect that
89 Mayor Felder is now on the dais. We do not have any public comment cards on the
90 Consent Agenda. The, the acceptance of public comment cards for the Consent Agenda
91 is now closed.

92 Councilperson Lawson?

93 **Councilperson Lawson:** Yes.
94 **City Clerk Anthony:** Councilperson Lanier?
95 **Councilperson Lanier:** Yes.
96 **City Clerk Anthony:** Councilperson McCoy?
97 **Councilperson McCoy:** Yes.
98 **City Clerk Anthony:** Pro Tem Botel.
99 **Chair Pro Tem Botel:** Yes.
100 **City Clerk Anthony:** Chair Miller-Anderson?
101 **Chairperson Miller-Anderson:** Yes.
102 **City Clerk Anthony:** Unanimous vote.

103 **END OF CONSENT AGENDA**

104 **Chairperson Miller-Anderson:** ANY PERSON WHO WOULD LIKE TO SPEAK ON
105 AN AGENDA ITEM, PLEASE FILL OUT A PUBLIC COMMENT CARD LOCATED ON
106 THE TABLE DIRECTLY OUTSIDE OF THE COUNCIL CHAMBERS AND GIVE IT TO
107 THE STAFF PRIOR TO THE ITEM BEING PRESENTED TO CITY COUNCIL FOR
108 DISCUSSION. MEMBERS OF THE PUBLIC WILL BE GIVEN THREE MINUTES TO
109 SPEAK ON EACH REGULAR AGENDA ITEM. IN NO EVENT WILL ANYONE BE
110 ALLOWED TO SUBMIT A COMMENT CARD AND SPEAK ON AN AGENDA ITEM
111 AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

112 **Chairperson Miller-Anderson:** Alright.

113 **UNFINISHED BUSINESS**

114 **Chairperson Miller-Anderson:** Unfinished business.

115 **City Clerk Anthony:** None.

116 **PETATONS AND COMMUNICATIONS FOR FILING**

117 **Chairperson Miller-Anderson:** Petitions and communications for filing.

118 **City Clerk Anthony:** Madam Chair, I want to announce that the notice for the
119 Special City Council meeting for November 25, 2019 at 6:00 o'clock p.m has been
120 properly executed. Copies are located outside of Council Chambers.

121 **Chairperson Miller-Anderson:** Okay.

122 **AWARDS AND PRESENTATIONS**

123 **Chairperson Miller-Anderson:** Awards and presentations.

124 **3. Chairperson Miller-Anderson:** Item No. 3.

125 **City Clerk Anthony:** WEST BLUE HERON COMMERCIAL DEVELOPMENT.

126 **JEAN WIHBEY, PH.D., BUSINESS AND ECONOMIC DEVELOPMENT MANAGER,**
127 **(561) 812-6595**

128

129 **City Clerk Anthony:** Madam Chair, we do not have any public comment cards on
130 this Item. The acceptance of public comment cards on this Item is now closed.

131 **Chairperson Miller-Anderson:** Alright. Mr. Manager.

132 **City Manager Evans:** Madam Chair and Member of the Board, this Item is to discuss
133 the opportunity for some development.., commercial development on West Blue Heron.
134 City Staff has had the opportunity to meet with the property owner and some of his
135 development tea, with regards to the commercial development that they are looking to
136 bring forward. However, there are some elements that the City would have to consider
137 in order to effectuate the development. Staff believes that this particular Item is a
138 significant opportunity for the City and would like to share with you the conceptual designs
139 that have been proffered by the development team, and then request direction from the
140 Council as to how you wish to proceed. There has been a lot of time and effort that you
141 will hear communicated this evening, that the property owner and his team has put in to
142 actually make this project come to fruition. I know that it has been the desire of this
143 Council to see economic development and growth in our community and to effectively
144 see some of the opportunities our residents have been asking for, shops and restaurants,
145 and to see the opportunity to spend their disposable income here in the City of Riviera
146 Beach.

147 So, without further ado, I would like to turn it over to Mr. Nichols and he will have a, a
148 presentation to the Council and then Staff will augment the presentation.

149 Thank you.

150 **Mr. J. Nichols:** Thank you, Mr. Evans. I really appreciate that. For the record, Josh
151 Nichols with Schmidt Nichols.

152 **Chairperson Miller-Anderson:** Good evening.

153 **Mr. J. Nichols:** Good evening, Madam Chair and Commission.

154 So, before I get started, I just wanted to introduce our team that's with us this evening.
155 So, we have Seth Bain, who is a land use attorney with us. We also have Chris Bash,
156 who is a general contractor and going to be constructing the facility. And then, before I
157 get started, I wanted to bring Stuart Hankin up to the podium real quick, to just tell them
158 a, a.., just a quick background on, on what he's done in the community. And, what he
159 looks.., what he hopes to bring forward with this project. So, Stuart.

160 **Mr. S. Hankin:** Thank you, Josh. Hello everyone.

161 **Chairperson Miller-Anderson:** Hello.

162 **Mr. S. Hankin:** So, my name is Stuart Hankin. I've been redeveloping properties in
163 Riviera Beach for the last ten years. For the last five years, my office has been in the City
164 of Riviera Beach, and my most recent project has been the construction of five new single
165 family homes, in District 1, that we built and sold to, to homeowners.

166 So, that's just a little bit about me and we're just gonna continue moving along.

167 **Chairperson Miller-Anderson:** Alright.

168 **Mr. S. Hankin:** Thank you.

169 **Mr. J. Nichols:** Thank you, Stuart.

170 So again, we're really excited to be here. We've probably been working on the project
171 for a year and a half, closer to two years. One of the big obstacles that we'll get into is
172 the canal on the north end, so, so let's kinda go through. So, the location map, as you
173 can see, a, a trying parcel, you know, long linear. We're on Blue Heron and you can see
174 just on the north side, and you see to the south is the UPS warehouse distribution facility.
175 And, you can see..., we'll, we'll show a little bit closer, the detail of where that canal is.
176 But, I wanted to go through, just kinda..., this is our hype video, so we'll...

177 [Chuckles]

178 **Mr. J. Nichols:** ...we had some renderings done and they actually did a fly through
179 of the..., of the project of what it would like after it's built, so. [Pause – playing video]. So,
180 that's the main entrance there on Blue Heron, and this is obviously moving east to west.
181 [Pause – continuing video]. You see that meandering sidewalk and pathway, with some
182 of the landscape features to, again, promote..., push the buildings up against the roadway
183 and to promote the walkability aspect. So, I'll just go through these quick, I know that Mr.
184 Gagnon is gonna touch on these as well but I'll just kinda focus on three and four. So,
185 the Site Plan includes roughly 31,000 square feet. It's gonna be a mix of first class retail,
186 restaurant. The hope is to get a medical clinic, kind of a, you know, like a M.D. Now type
187 medical at the east end, so we kinda reserved one of the buildings for that.

188 And then the last piece is again, what we had talked about with canal abandonment. So,
189 as you'll see from the site rendering, that north end is really encumbered. So, the parking,
190 the landscape buffer and the drive aisle is pretty much all encumbered with that canal.
191 So, in order to make viable use of the property, something had to be done in order to, to
192 gain that land area. So, we work tirelessly with Staff. They've been great on this., Also,
193 with the City Attorney's office, with the Manager's office, to really come full circle on this.
194 So again, as you can see, you have an access point on the, the far east end. Let me
195 point these out. So, east end with just a, an ingress there. We've got a full opening for
196 the median cut because you can make the left into the site here, and then we have an
197 egress point here as well.

198 So, it's just kind of a quick... And again, some of the planning techniques that are used.
199 So you recently adopted new corridor provisions for Blue Heron. So, that basically pulled

200 these buildings up toward the frontage, so you have that nice exposure. And then, there's
201 meandering sidewalks with landscaping that go all along this, this frontage area. We'll go
202 into some treatment that we did, with some cross-sections for the back here, to help
203 mitigate for the residences that are... So here's those..., the cross section. So again, this
204 is going south to north across, so you'll see the proposed building, you have the drive
205 aisle. This is part of the, the buffer, and then we've got, right on the property line, we had
206 actually two different scenarios. So one, is the wall right on the property line, the other is
207 the wall offset inside the property line to give the appearance of greater backyard area
208 for those folks. And again, these are the representation of the single family home. So,
209 it's kind of an in scale of what you would see. Obviously, this spread is, is not truly to
210 scale but you can see some of the landscaping we're proposing, so it'll really kinda
211 compliment and, and be hidden with the, the proposed landscaping. And you can see
212 too, underneath this car, is where the pipe is. So what's gonna happen is that, that canal
213 will be filled over with the, with the pipe going through there. The nice thing about that is,
214 right now, that's a maintenance issue, lia'..., not liability, but a maintenance [inaudible].
215 So, so that would be... [Inaudible].

216 **Chairperson Miller-Anderson:** Can you switch... Yeah?

217 **City Clerk Anthony:** Mic check.

218 **Mr. J. Nichols:** Back in the game. Alright. So, anyway. So, going from a, a
219 maintenance concern to now culverted and utilized and, and obviously...

220 **Chairperson Miller-Anderson:** I don't think that one is working either.

221 **Councilperson Lawson:** Yeah, it's working.

222 **Mr. J. Nichols:** It sounds like it is.

223 **Chairperson Miller-Anderson:** Put it up a little bit. Yeah.

224 **Mr. J. Nichols:** I can..., yeah, I can hold...

225 **Chairperson Miller-Anderson:** You don't have to hold it.

226 **Mr. J. Nichols:** Oh, there...

227 **Chairperson Miller-Anderson:** You don't need to hold it though. [Chuckle].

228 **Mr. J. Nichols:** That's okay. No worries. Here's a couple quick site renderings. I
229 think the video kinda showed more detail there, but those are some site renderings that
230 were done for the project. So again, this kinda shows..., so, you can see the site, the
231 actually property dimensions there, with the north end. Basically, that canal kinda jives
232 in and out of the property line. Then this next..., so, you can see that portion in green is
233 where we're looking to do the canal abandonment. So again, really, this project doesn't
234 work without the canal abandonment, so it's a very integral piece and we wanna make
235 sure that the Council's onboard with that as we're moving forward.

236 So..., and again, this isn't..., we're not looking for any kind of approvals. We have three
237 more hearings that this will come before various boards. But we just wanted to get some
238 input, show this kinda, you know, it's a workshop, so wanted to get your feedback.

239 Some of the community benefits and investments. So, the project costs us approximately
240 \$10M. That equates to about \$230,000 in tax revenue. And then, we're see'..., looking at
241 rough'..., fifty to a hundred jobs. Again, the tenant mix is unknown at this point, so that,
242 that's a range that we're looking at, at least moving forward, so.

243 And with that, I'll let... I think Jeff may have wanted to come up, or I'll entertain any
244 questions if you have them now or...

245 **Chair Pro Tem Botel:** Madam Chair? Just a quick question.

246 **Chairperson Miller-Anderson:** Yes.

247 **Chair Pro Tem Botel:** It's hard for me to say..., to see, when I look at those
248 renderings, it's reminiscent of PGA Midtown, sort of, you know, with the buildings up
249 toward the street. So on..., but those buildings are, are two stories. Are these two stories?

250 **Mr. J. Nichols:** They are not. It's just a higher volume to give you the appearance.
251 You know...

252 **Chair Pro Tem Botel:** Oh, okay.

253 **Mr. J. Nichols:** ...'cause you wanna have the signage and you, you know, if you get
254 too low a volume, it's just not more of a modern...

255 **Chair Pro Tem Botel:** Yeah.

256 **Mr. J. Nichols:** ...look...

257 **Chair Pro Tem Botel:** I'm just thinking, you know, there are offices on the second
258 floors of many of those buildings on PGA's. Have you thought about putting office space
259 in on the second floors of some of these buildings?

260 **Mr. J. Nichols:** So, the issue there is parking. So, we're, we're, we're about right on
261 required verse proposed. We'd love to have some second floor but we're just limited on
262 the parking. So. I guess you could double up some of the buildings but you're gonna
263 lose some of the buildings are the east or west end, whichever. So, this was kind of a
264 nice spread of getting the parking for each. 'Cause that's the other issue too, if you go
265 up to a second floor, you're not gonna have enough parking close enough to that building.

266 **Chair Pro Tem Botel:** Mhmm.

267 **Mr. J. Nichols:** It's gonna be too far and it wouldn't, wouldn't make sense in
268 inclement weather, things like that. So.

269 **Chairperson Miller-Anderson:** Alright. Questions, comments from the Board?

270 **City Manager Evans:** Madam Chair, we also have Development.., Acting
271 Development Services, Jeff Gagnon and Economic Development Manager, Dr. Wihbey
272 that will actually supplement the presentation as well.

273 **Chairperson Miller-Anderson:** Oh okay. You all wanna...

274 **Councilperson Lawson:** Madam Chair?

275 **Chairperson Miller-Anderson:** ...wait until...

276 **Chairperson Miller-Anderson:** Go ahead.

277 **Councilperson Lawson:** Just in regards to the rendering and the development of what
278 we're looking to actually bring, I think this is something that we'd love to see because
279 we've, we've talked about developing our Broadway corridor. Now, also our Blue Heron
280 corridor as well. That's the, the main pipeline that comes into our City. So, we need to
281 beautify our project. It's vacant lot right now. The only concern is, I know that we have
282 the canal in the back so, as long as it's not gonna have an effect on any of our residents,
283 if we can develop without displacing or causing any issues or problems with our, our
284 residents that are currently there, I don't see this as an issue of us moving forward with
285 developing our corridors.

286 **Chairperson Miller-Anderson:** Mr. Gagnon.

287 **Acting Development Services Director Gagnon:** Thank you, Madam Chair. Good
288 evening, Honorable Mayor, City Council, Staff and public. My name is Jeff Gagnon,
289 Acting Director of Development Services.

290 I wanted to touch upon some of the, I guess, more technical components that would have
291 to occur in order for the project to move forward. As Mr. Nichols had mentioned before,
292 there are at least three additional public hearings that would be required. Our anticipated
293 timeline would begin on December 12th with Planning & Zoning Board review of the
294 project. Following that meeting, there would be two more hearings before City Council,
295 being that there's a Ordinance required to be approved in order for this project to move
296 forward.

297 So, there's four major components. As touched upon before, the canal abandonment is,
298 is really the linchpin of the project. In addition to that canal abandonment, there is a
299 Future Land Use Map Amendment that's required, as well as a Zoning Map Amendment
300 that's required. And then finally, the site plan approval.

301 From my perspective and experience, over the past decade, there's been very limited
302 interest in this parcel from any development team. I think we're, we're actually really lucky
303 to have this proposal before us. I think that it's, it's falling in line with what the community
304 is looking for. The development team is, and has been, willing to meet all of our new
305 Land Development Regulations, as far as the landscape package requirements and some
306 of the architectural themes that the residents wanna see along the Blue Heron corridor.
307 So, definitely look forward to the project moving forward. And, I think it was really a good
308 idea by the City Manager to have this workshopped in order to provide the opportunity for

309 additional input Council and the public. I know Dr. Wihbey has also been working closely
310 on the project, as far as some of the economic development matrixes, so I don't know if
311 you wanna touch upon it briefly right now. I know [inaudible] before. I know previously,
312 one of the most interesting items that we were discussing before was, the abandonment
313 of the canal will actually result in just over an acre of land being moved from what is public
314 right-of-way for the canal, into actual real property which would create taxable value for
315 the City. So, that was one, one talking point that we were going over that seemed very
316 important.

317 So, Dr. Wihbey.

318 **Dr. J. Wihbey:** So, there'd be an acre of developable land.

319 [Chuckle]

320 **Dr. J. Wihbey:** We're sharing talking points. Actually, my, my talk is probably
321 already been said but it's, it's my pleasure to present this project. I met Stu a couple of
322 months ago and he's familiar with the processes of Riviera Beach and is, is going forward,
323 hopefully, on a very nice contemporary project that will help greatly, our economic
324 development. This is a seven to \$10M project, and that project completion will generate
325 between fifty and a hundred jobs, depending on the nature of the tenants that lease the
326 facilities. The tax revenue generated is approximately \$190,000 for a \$7M project. Or,
327 \$230,000 for a \$10M project, depending on what the project ultimately costs. The current
328 land value is \$477,000, generating \$10,788, which this would be a significant increase in
329 tax revenue for the City.

330 There is.., at twenty-five new jobs times \$15 an hour, which is about a \$31,000 a year
331 salary, along with twenty-five jobs at about \$65,000 a year is a \$1,625,000. So, fifty new
332 jobs at those estimates, would create another \$2,405,000 in salaries for people. And,
333 with that, people will spend money on food and clothes. I don't know if you this, but the
334 average person spend'.., the average family of our spends \$2,200 on clothes and food.
335 And hopefully, we would gain some new residents. We probably estimate ten new
336 residents, and approximately \$2M in home sales from those ten new residents. So with
337 all of that, this is a great economic development project for our City and I look forward to
338 your positive response.

339 Thank you.

340 **Chairperson Miller-Anderson:** Thank you.

341 **Councilperson McCoy:** Question.

342 **Councilperson Lawson:** Madam Chair?

343 **Chairperson Miller-Anderson:** Yes. Mr. McCoy, and then Mr. Lawson.

344 **Councilperson McCoy:** So, question for Dr. Wihbey. The one \$180,00 and \$230,000,
345 how is that based on the number of jobs?

346 **Dr. J. Wihbey:** It's..., that is based on the land..., the property tax value. From the
347 project.

348 **Councilperson McCoy:** Okay. So...

349 **Dr. J. Wihbey:** So, the jobs are..., hopefully, if there's fifty to a hundred jobs that will
350 come from these new businesses coming into the City, we anticipate at least that many
351 jobs. Fifty to a hundred jobs.

352 **Councilperson McCoy:** Okay. So, I understand that it would be based on the ad
353 valorem value of the property, but not the number of jobs per se.

354 **Dr. J. Wihbey:** Correct. That is...

355 **Councilperson McCoy:** Okay.

356 **Dr. J. Wihbey:** ...correct.

357 **Councilperson McCoy:** I thought I, I heard the jobs, but truthfully, I mean, I, I would
358 hope, and it's my estimation that it probably a lot more of a tax value for...

359 **Dr. J. Wihbey:** Yeah.

360 **Councilperson McCoy:** ...for the City, being that this is commercial real estate. And
361 then, we got another item on the Agenda...

362 **Dr. J. Wihbey:** Right.

363 **Councilperson McCoy:** ...for the purp'..., purchase of something on Blue Heron, but I
364 was just curious how we arrived at that. That., I think you gave the estimate based on if
365 it was \$7M in...

366 **Dr. J. Wihbey:** Yep. It's a range right now for the pr'..., the value of the project. The
367 range is...

368 **Councilperson McCoy:** But...

369 **Dr. J. Wihbey:** ...seven to \$10M. So, depending on where they land, that's how
370 much we can expect in taxes.

371 **Councilperson McCoy:** You mean, for the City alone?

372 **Dr. J. Wihbey:** Well, it's the [stammer]...

373 **Councilperson McCoy:** Right.

374 **Dr. J. Wihbey:** ...goes to the county, and then we get what we get back. You know,
375 whatever that number is that we get returned back to us.

376 **Councilperson McCoy:** Okay. So, when you say \$180,000 based on \$7M, and then,
377 you said \$230,000 based on if it was \$10M.

378 **Dr. J. Wihbey:** Right.

379 **Councilperson McCoy:** Is that \$230,000 and that \$180,000 based on what the City
380 would receive or the overall tax...

381 **Dr. J. Wihbey:** Overall tax.

382 **Councilperson McCoy:** Overall...

383 **Dr. J. Wihbey:** Yes.

384 **Councilperson McCoy:** ...ad valorem tax revenue?

385 **Dr. J. Wihbey:** Correct.

386 **Councilperson McCoy:** Okay.

387 **Dr. J. Wihbey:** That's correct.

388 **Councilperson McCoy:** Alright. That's what I wanted to clarify.

389 **Dr. J. Wihbey:** Right.

390 **Councilperson McCoy:** Thank you.

391 **Dr. J. Wihbey:** Okay.

392 **City Manager Evans:** Madam Chair, if I may?

393 **Chairperson Miller-Anderson:** Yes.

394 **City Manager Evans:** Also, and I s'.., a smile is on my face 'cause they, they talked
395 about a medical office. We also get tangible personal property. So, if there's a x-ray or
396 an MRI machine, you know, those are opportunities to generate...

397 **Dr. J. Wihbey:** Correct.

398 **City Manager Evans:** ...additional revenue and, and tax revenue for that tangible
399 personal property. So, go out and get the best tenants there is.

400 **Dr. J. Wihbey:** Mhmm.

401 **Chairperson Miller-Anderson:** Alright.

402 **Councilperson McCoy:** Follow up.

403 **Chairperson Miller-Anderson:** Yes.

404 **Councilperson McCoy:** So, question of Mr. Nichols. Will this be owner managed?
405 Or...

406 **Mr. J. Nichols:** [Stammer] you would, you would be managing the, the leases on the
407 property. Is that...

408 **Unk.:** [Inaudible].

409 **Mr. J. Nichols:** So, yeah. They'd be managed by the, by the owner.

410 **Councilperson McCoy:** Okay. And, Mr. Gagnon, can you speak to, in lieu of us having
411 this, I guess, coverts instead of having a stormwater canal, what is the impact or..., if
412 there's any impact compared to what, I guess, we would typically use that canal for storm
413 drainage.

414 **Acting Development Services Director Gagnon:** Right. Councilman, that's a good
415 question.

416 So, the intent of piping the canal is that there'd be no net loss in usage, so it would function
417 in the same manner, it just would be buried below ground within a pipe versus having just
418 an open canal. So, the, the use of the canal currently is not for surface water to drain into
419 it, it's really to move water from other areas of the City through the canal system. So, this
420 project will have to adhere to all the water management requirements for this site specific
421 itself. But, the canal would be, in essence, well, in, in my opinion, it's actually being put
422 in a better state than it is currently because, right now, we're, we're maintaining it, we're
423 having to mow and clear the canal. Once it's piped, a lot of those maintenance issues
424 will actually be removed from the City and placed on the actual property owner, which
425 would be the applicant before us. So, it seems to be a, a net win for the City.

426 **City Manager Evans:** Madam Chair, if I may? Jeff, has this particular type of
427 development where we have seen a, a piping system to, in, in lieu of an open canal for
428 the purposes of surface level parking throughout the City, has this been something that
429 has been approved and has been deployed throughout the City?

430 **Acting Development Services Director Gagnon:** I know of one working example
431 that is associated with the FedEx facility. It didn't occur when I was here at the City, so it
432 was, it was prior to this past decade, but that has been successful. It's, it's leased to
433 FedEx so it's generated revenue to the City. And, any sort of maintenance issue has not
434 been a maintenance issue to my knowledge. So again, we're going from this open canal
435 system, where it has to be actively mowed and cleared, to a channelized system that
436 goes away from those issues.

437 **City Manager Evans:** And, and to add on to that, in the event that that particular
438 conveyance, canal or what have you, is not..., we don't find ourselves working out an
439 arrangement, is that property developable? Could you utilized it for anything?

440 **Acting Development Services Director Gagnon:** Yeah. I think there's real
441 constraints on the property. Depending where you're ,measuring, the north, the south
442 distance is only approximately a hundred feet, which it would be very difficult to achieve
443 any sort of real development. One of the biggest holdups is parking requirements where,
444 if you're gonna have any sort of real development on that site, you have to have the
445 surface parking in order to really facilitate the use. So, that's kinda really the tipping point
446 that we're working on now for the project, where, you know, I know Councilwoman Botel's
447 question as far as is there a possibility of going up? Really, the parking constraint is, is

448 coming into play. So, without going through this abandonment of the canal, I don't foresee
449 this being developed in the near future.

450 **Councilperson Lawson:** Madam Chair?

451 **Chairperson Miller-Anderson:** I grew up in...

452 **Councilperson McCoy:** Follow up.

453 **Chairperson Miller-Anderson:** Just one second. I grew up in the townhouse right
454 there at the corner of Avenue O and Blue Heron, just to the east of where you all are
455 talking about now. When I was younger, that canal was open for a long time, and over
456 the years, I don't know, maybe ten, fifteen, twenty years ago, they closed it in. So,
457 wouldn't that be an example of what you would be doing on this side now? Because, the
458 water [stammer]..., obviously, is flowing through a pipe, I guess, now, on that side. That's
459 the same thing that was done, right?

460 **Acting Development Services Director Gagnon:** Right. So, the only difference
461 would be ownership and control of it.

462 **Chairperson Miller-Anderson:** Mhmm.

463 **Acting Development Services Director Gagnon:** But, as far as the physical look
464 and appearance and what the end result would be, it would be identical to that.

465 **Chairperson Miller-Anderson:** And so, if we weren't able to abandon the canal., I
466 know, as we all know, there's quite a few apartments but I would imagine the parting
467 requirements was much less back then, as to how they were able to put those apartments
468 and townhomes there, because we wouldn't...

469 **Acting Development Services Director Gagnon:** Yeah.

470 **Chairperson Miller-Anderson:** ...able to do that on this new..., on this land under the
471 new requirements.

472 **Acting Development Services Director Gagnon:** We've., I've been able to work
473 with some of the projects that were built historically. Most of our parking code
474 requirements came into play in the early 80's and been amended since that point in time
475 and a lot of the development is prior to the 80's...

476 **CHAIRPERSON MILLER-ANDERSON:** Mhmm.

477 **Acting Development Services Director Gagnon:** ...so, we see a lot of legal
478 nonconformities is what we would, we'd say as far as total number of parking spaces to
479 number of units, in those sites.

480 **Chairperson Miller- Anderson:** Okay.

481 **Councilperson McCoy:** Follow up

482 **Chairperson Miller- Anderson:** Yes.

483 **Councilperson McCoy:** Thank you Madam Chair, I actually asked that same question
484 because I said .., I remember specifically, and I.., in my meeting...

485 **Chairperson Miller-Anderson:** Oh, I used to play in that canal.

486 **Councilperson McCoy:** In my meeting..

487 **Chairperson Miller-Anderson:** There was no water in there, it just was, we we called
488 it the ditch, is what...

489 **Councilperson McCoy:** Yeah.

490 **Chairperson Miller-Anderson:** ...it was.

491 **UNK.:** Mhmm.

492 **Chairperson Miller-Anderson:** Yeah.

493 **Councilman McCoy:** So, my, my meeting with the Manager...

494 **Chairperson Miller-Anderson:** [Chuckle].

495 **Councilperson McCoy:** ...I was, like, wait, we've already did this...

496 **Chairperson Miller-Anderson:** Yeah.

497 **Councilperson McCoy:** ...just east of Avenue O and I remember specifically...

498 **CHAIRPERSON MILLER-ANDERSON:** Yeah.

499 **COUNCILPERSON MCCOY:** ...and what I found out was that the portion that you're
500 speaking of, behind the townhomes...

501 **Chairperson Miller-Anderson:** Yeah.

502 **Councilperson McCoy:** ...was initiated by the City...

503 **Chairperson Miller-Anderson:** Mm.

504 **Councilperson McCoy:** ...to do that fill. And I think the City still owns that right-of-way.

505 **Chairperson Miller-Anderson:** I'm not sure.

506 **Councilperson McCoy:** This section would be different because...

507 **Chairperson Miller-Anderson:** Yeah.

508 **Councilperson McCoy:** ...I guess we would be abandoning this to the developer.
509 Which brings me to my next point of, just so I can be clear and to be reminded, there are
510 gonna be some development agreement standards associated with this abandonment?
511 Mr. Evans?

512 **City Manager Evans:** That is correct, Councilman. This presentation is just to see
513 if the Board would entertain such a proposal, and then obviously, it has to go through
514 multiple iterations with, you know, Planning & Zoning, and then ultimately come back to
515 you all twice. But we didn't want to go down this way if the Board did not conceivably
516 have the desires to effectively look to abandon the canal.

517 So, Legal and the development team and Staff will work through those issue and, and
518 bring it back, with being able to memorialize the relationship by virtue of a contract, or an
519 agreement so it can move the project forward...

520 **Chairperson Miller-Anderson : Alright.** Alright. Anyone else

521 **Councilperson Lawson:** Madam Chair?

522 **Chairperson Miller- Anderson:** Go ahead.

523 **Councilperson Lawson:** ...Thank you. Mr. Gagnon, would you be able to research
524 what other municipalities actually have had this easement done, where they've laid over
525 the pipe, outside of just the FedEx building? What other cities that you can consult with
526 to see if they've had any construction issues or problems with that same process that we
527 are looking to do for this development ...

528 **Acting Development Services Director Gagnon:** Absolutely. And, I think there's
529 some working examples that the development team may be able to speak...

530 **Councilperson Lawson:** Mhmm.

531 **Acting Development Services Director Gagnon:** ...on tonight, if it pleases Council.

532 **Councilperson Lawson :** Absolutely. And I actually had one more question for you, Mr.
533 Gagnon

534 **Acting Development Services Director Gagnon:** Yes, sir.

535 **Councilperson Lawson:** What would it take for us to lower the parking requirements to
536 get more development at that project. Possibly to go up to a second floor or to allow for
537 them to actually bring in more businesses and attract better businesses for us?

538 **Councilperson Botel:** Think Uber

539 **Acting Development Services Director Gagnon:** There's, there's one code section that
540 talks about dual use of parking that we can look at where, if you know..., and, and this is
541 the difficult question as far as knowing what the tenant mix is.

542 **Councilperson Lawson:** Mhmm.

543 **Acting Development Services Director Gagnon:** Because we don't know what the
544 final tenant mix is, it's really difficult to project out how the parking's gonna work, and this
545 one of the Items that the development team and Staff were trying to work though. But it
546 is possible once tenants start filling the building, we can look at what the true demand is

547 of the site and then kinda recalculate what the needs really are. Worst case scenario
548 from, from Staff's perspective is, a project is approved with not enough parking.

549 **Councilperson Lawson:** Mhmm.

550 **Acting Development Services Director Gagnon:** However, there is nothing that
551 really stops us from revisiting it once it's, you know, out of the ground so to speak and
552 really look to see if there's some sort of flexibility that can be built in at a later date.

553 **Councilperson Lawson:** The issue that I see, Mr. Gagnon, would be the cost of that
554 development to try to go back and revisit that after the fact

555 **Acting Development Services Director Gagnon:** Mhmm.

556 **Councilperson Lawson:** To have them build a second story on that, that building, that
557 we didn't kind of research prior to. I really like the example on that Dr. Botel, referenced,
558 in reference to the midtown look, where that.., we have the two story possibly office
559 building and retail at the bottom, would be a great look for that Broadway corridor, or Blue
560 Heron corridor . So if it's possible for us to really do.., dig in deep with trying to give them
561 the opportunity of developing early to find the right tenants to go in there.

562 **City Manager Evans:** Madam Chair, if I may? One of the things that we can certainly
563 do and, and have conversations as we go through this process, to see if, if the
564 development team would do some research because ultimately, they have to see if it
565 makes dollars and cents for them to, to look at that opportunity. And if they say that these
566 are the things that would have to occur in order to effectuate that particular look and feel,
567 that's something that we can certainly bring back to, to Council for consideration.

568 **Councilperson Lawson:** Okay. Follow up, Madam Chair.

569 **Chairperson Miller-Anderson:** Yes.

570 **Councilperson Lawson:** And, Mr. Nichols and Mr. Hankins. Just a few quick questions
571 or statements for you guys. Would it be possible for us to look at partnering with the City?
572 With a local job fair, for these potential tenants that are coming, to ensure that our
573 residents are actually getting these living wage jobs, that you guys are gonna be bringing
574 to the City?

575 **Mr. S. Hankin:** Sorry, can you repeat that?

576 **Councilperson Lawson:** Would it be possible for you, because I believe, Mr. Hankin,
577 you said you would be doing the management of the tenants or the property, would it be
578 possible to partner with the City, to give us that commitment to say we're gonna partner
579 with the City and hosting these job fairs to help place tenants into thee ac'.., I'm sorry, to
580 place residents into these jobs that are gonna be brought the City, these fifty to a hundred
581 new jobs?

582 **Mr. S. Hankin:** Yeah. So, I, I think there's two parts to give you a, a good answer
583 for that. So, the first part is, you know, determining what businesses go in there.

584 **Councilperson Lawson:** Mhmm.

585 **Mr. S. Hankin:** You know, I'd.., I would love to.., it's really market driven, I can't
586 really, you know, I can say all the businesses I'd like to go in there but it's kind of difficult
587 to do that but what I would love to do is, is create a, a list of, of ideal tenants. And I'd love
588 to work with Council to do that. And, once we have a list of ideal tenants that we would
589 like to be there, we can actually reach out to them individually to incorporate them into
590 the site.

591 And then the second part, I'm, I'm open.., [stammer], you know, what the jobs are
592 gonna absolutely require, you know, local residents to work there, I'm not sure how that
593 would look. I mean, I [stammer].., I don't know how I can ask the businesses to do that,
594 but I would love to, you know, work with you to understand how, how to actually make
595 that happen. You know?

596 **Councilperson Lawson:** Well, for.., what we've decided as a Council and kind of, I'm
597 speaking on behalf of my colleagues, but, we really wanna provide employment
598 opportunities for our residents.

599 **Mr. S. Hankin:** Of course.

600 **Councilperson Lawson:** And, with a living wage, not just a regular job, but the actual
601 living wage opportunity. So, to almost demand that we bring in businesses that are gonna
602 actually be able to support the economy of our, of our residents here and the economy of
603 Riviera Beach...

604 **Mr. S. Hankin:** Mhmm.

605 **Councilperson Lawson:** ...that's something that we're gonna be looking for to give this
606 abandonment of one of our canals, of our land. So, it's gonna be essential and vital that
607 we can find tenants that are gonna fit the need for the City, and for the residents.

608 **Mr. S. Hankin:** Sure.

609 **Councilperson Lawson:** In addition to that, I'd also like to see some type of
610 beautification of that median project as well. There's a median that actually leads into
611 that.., into the parcel and I'd love to see if the actual construction team would be interested
612 in, in revitalizing that median, developing with palm trees, just give it that beautification
613 look, that we're looking for to actually really kinda beautify the entry into there. So that
614 coming down Broadway, that median there.

615 **Mr. S. Hankin:** Mm.

616 **Councilperson Lawson:** So, coming down Blue Heron, we can really see kind of the
617 beautification we're looking to actually develop the entire corridor.

618 I think that's it, Madam Chair.

619 **Chairperson Miller-Anderson:** Alright. Anyone else?

620 **Chair Pro Tem Botel:** Yes. Just a couple.

621 **Chairperson Miller-Anderson:** [Inaudible].

622 **Chair Pro Tem Botel:** I think they may have already been answered but I just wanna
623 confirm. Yeah, I love the idea of making it as dense as you can make it, giving the parking
624 and especially because people aren't gonna be driving cars in the next, you know, ten
625 years from now. Right? It's all gonna be autonomous and there won't be any parking
626 needs anyway, so let's make sure that we take that into consideration. The abandon'...
627 I, by the way, this is great. I mean, we drive passed that ugly ole lot every day and it's
628 fabulous to think that there sh'..., could be something this beautiful there. So, thanks.

629 The, the... I lost my train of thought. [Pause]. Sorry.

630 **Chairperson Miller-Anderson:** Want us...

631 **Chair Pro Tem Botel:** Come back to...

632 **Chairperson Miller-Anderson:** ...to come back to you?

633 **Chair Pro Tem Botel:** Yeah.

634 **Chairperson Miller-Anderson:** Alright. Anyone else?

635 **Chair Pro Tem Botel:** Oh, I know now. The canal.

636 **Chairperson Miller-Anderson:** [Chuckles]

637 **Chair Pro Tem Botel:** Sorry. The canal. So, I wanna be sure now, so, we are..., if
638 we abandon the canal, which is great and we should do that, the maintenance of the
639 canal, once we've abandoned it, and once it's underground, that's on you not on us, right?
640 Okay.

641 **Mr. S. Hankin:** Correct. Yep. It would just...

642 **Councilperson McCoy:** It'd be nonexistent.

643 **Chair Pro Tem Botel:** Well, it'll be, it'll be existent to the extent that it's underground
644 now. And it's...

645 **Councilperson McCoy:** So...

646 **Mr. L. Brown:** [Inaudible] flood.

647 **Mr. J. Nichols:** If I could just speak to that, and I know, kinda answer some of
648 Councilman Lawson's comments as well.

649 So Lake Worth Drainage District owns and maintains a lotta the canals around
650 unincorporated Palm Beach County, so for decades they've been allowing..., they have a
651 Triple P process. And, basically, paving, piping, parking. So, they..., you..., they allow you
652 to pave over, you culvert, but then you have to, what they call, lamping the pipes. So,

653 you have to go in and do, basically it's a t'.., it's basically camera footage of what that pipe
654 looks like to make sure that it's maintained, it's open, it doesn't have any cracks, it's not
655 leaking, that it's still allowing the flow to move through. So, in the very similar fashion,
656 this would become the maintenance of the property owner and they would make sure that
657 the cameras are done on whatever period is the best practice for that. So, it would, it
658 would become.., and again, once it's piped, that.., I mean, it lasts for decades. So, it, it's
659 just a matter of making sure that it stays clear and that would be...

660 But, I think the benefit to it is, right now, the open cut canals. You have.., with the iguana
661 issues and stuff, you constantly have to maintain those slopes and, and.., otherwise,
662 they're collapsing, you're losing storage volume. With the pipe, it, it kinda stays for.., in
663 perpetuity. So.

664 **Chair Pro Tem Botel:** My only concern is, it's on you, not on us to maintain it.
665 Correct?

666 **Mr. J. Nichols:** Correct. Yep.

667 **Chairperson Miller-Anderson:** Alright. Anyone else? [Pause]. Alright. Thank you.

668 **City Manager Evans:** So, Madam Chair, is it safe to assume that it is appropriate for
669 Staff to work with the development team to effectuate what they are requesting, consistent
670 with the dialogue that has occurred here this evening?

671 **Chairperson Miller-Anderson:** Yes. We have a consensus...

672 **Councilperson Lawson:** Yes.

673 **Chairperson Miller-Anderson:** ...for them to...

674 **Councilperson Lawson:** Definitely...

675 **Unk.:** Yes.

676 **Councilperson Lawson:** ...Madam Chair.

677 **Chairperson Miller-Anderson:** You said yes?

678 **Councilperson Lawson:** Yes.

679 **Chairperson Miller-Anderson:** Okay. Yes. Alright.

680 **City Manager Evans:** Thank you.

681 **Chairperson Miller-Anderson:** Thank you.

682 **Mr. J. Nichols:** Thanks you so much. We really...

683 **Chairperson Miller-Anderson:** Appreciate it.

684 **Mr. J. Nichols:** ...look forward to it. Thank you.

685 **Chairperson Miller-Anderson:** Alright.

686 **PUBLIC HEARINGS**

687 **Chairperson Miller-Anderson:** Public hearings.

688 **ORDINANCE ON FIRST READING**

689 **Chairperson Miller-Anderson:** Ordinance on first reading.

690 **City Clerk Anthony:** Madam Chair?

691 **Mr. L. Brown:** It's 7:30.

692 **City Clerk Anthony:** The time is now 7:34.

693 **Chairperson Miller-Anderson:** It truly is. Time flew by. Alright.

694 **COMMENTS FROM THE PUBLIC – 7:30 P.M. – NON-AGENDA ITEM SPEAKERS**
695 **(Three Minute Limitation)**

696 **Chairperson Miller-Anderson:** PUBLIC COMMENT SHOULD BE RESTRICTED TO
697 ISSUES, MATTERS OR TOPICS PERTINENT TO THE CITY OF RIVIERA BEACH.
698 PLEASE BE REMINDED THAT THE CITY COUNCIL HAS ADOPTED RULES OF
699 DECORUM GOVERNING PUBLIC COMMENT DURING OFFICIAL MEETINGS,
700 WHICH HAS BEEN POSTED AT THE ENTRANCE OF THE COUNCIL CHAMBERS.
701 IN AN EFFORT TO PRESERVE ORDER, IF ANY OF THE RULES ARE NOT ADHERED
702 TO, THE COUNCIL CHAIR MAY HAVE ANY DISRUPTIVE SPEAKER OR ATTENDEE
703 REMOVED FROM THE PODIUM, FROM THE MEETING AND/OR THE BUILDING, IF
704 NECESSARY. PLEASE GOVERN YOURSELVES ACCORDINGLY.

705 **City Clerk Anthony:** Madam Chair, the acceptance of public comment cards for
706 this particular section of the Agenda is now closed. Lloyd Brown, Allen Schultz, Doretta
707 Paulk.

708 **Mr. L. Brown:** My name is Lloyd Brown and...

709 **Chairperson Miller-Anderson:** Good evening.

710 **Mr. L. Brown:** ...seems like they can sell ya'll ice in Alaska. You know, you let these
711 people come in. We don't need that developed right there, right now. You know what?
712 R Avenue floods out, right now. So, you close the canal off and I know the volume of
713 water going through the pipes, it's not gonna be like the volume of water going through
714 those canals. So you should talk to all those people on R Avenue down there, because
715 when it rains... I done' rode through there, I had a truck, it was like a four-wheel drive, it
716 was up to my doors. So now you're telling me, Lawson, that'll be a good idea? You don't
717 even live here. I lived here all my life. All my life. Sixty-five years I've been here and all
718 I've seen is everything that comes in Riviera Beach doesn't help the black people at all.
719 At all. Everything you do. This man talking about..., he couldn't even tell you who's gonna
720 be in there and who's gonna hire or what. He's so confused, he's like a dog running

721 behind his tail. He couldn't tell you squat, and ya'll gonna take and let them develop right
722 there? Ask the people first. I think we should have a vote on that from the people of the
723 City. I don't think you should put anything there. Them [inaudible], over there, they don't
724 have any businesses in there that hire any blacks. I'm not talking about hiring people, I'm
725 talking about blacks that live here. We look like we don't even care about the people
726 who live in Riviera Beach. We don't want that there. And I know it floods out, 'cause I
727 done' rode through there. And he talking about covering up the canal, is he crazy?

728 I mean, this man right here, he talking about he built some houses. Ask him how many
729 houses he built with people who live in Riviera Beach. 'Cause I done' seen the houses
730 he built around here, and I haven't seen not one black person working in these houses.
731 So, he's doing nothing to help, only his self. And I think Gagnon' getting his pocket lined.
732 Whether I'm wrong or right, I don't care. I'm just gonna tell him the way it is. That's the
733 way I feel about it. 'Cause it's wrong. It's wrong. You shouldn't build anything along that
734 corridor. We don't wanna become like Jupiter. 'Cause all those places in Jupiter, you
735 don't see any, any of those blacks in Jupiter is actually working there and living there or
736 whatever. I mean, he make it sound so good and so clear. I mean, but ya'll, ya'll, man,
737 ya'll'll take anything. They can shove anything on you. I mean, you know, it's like, you
738 can be living somewhere and somebody could tell you they'll sell you the bridge in Tampa
739 and you probably'll buy it. That's just how stupid you are. And understand..., I mean
740 stupid. We don't need it there, it floods out on R Avenue. You need to talk to the people
741 on R Avenue before you make any discussion about closing that canal, because I know
742 a canal holds a greater volume than a pipe. And, I mean, I'm not a rocket scientist but I
743 know this, and we don't need that there. We..., this man right here, he need to take his
744 shit and go somewhere else. Excuse me.

745 **Chairperson Miller-Anderson:** Thank you.

746 **Mr. L. Brown:** [Inaudible in audience comment].

747 **City Clerk Anthony:** Allen Schultz, Doretta Paulk.

748 **Mr. L. Brown:** [Inaudible] sell you anything.

749 **Mr. A. Schultz:** Just for the record, I think when a hurricane comes, you're gonna
750 have a helluva flood there.

751 Good evening, Allen Schultz. Riviera Beach resident, businessowner and past Co-Chair
752 of Riviera Beach Workforce Development Task Force. I'm here again tonight because
753 the final invoice from my contracted 2019 Workforce Development services, which Mr.
754 Evans requested, remains unpaid and it appears Mr. Evans is hell bent on stonewalling
755 my legitimate requests for payment. I made numerous attempts to answer Mr. Evans'
756 questions and provide additional information and documents, and other evidence
757 supporting the fact that despite Mr. Evans' claims that my consulting arrangement was
758 verbal, I have purchase order..., I have a Purchase Order dated February 22, 2019, which
759 clearly states that my arrangement was contractual.

760 Mr. Evans, at every step, you have attacked my honesty, credentials, and integrity by
761 suggesting things like, there's a reasonable basis, quote, to believe some of the work

762 product Mr. Schultz re'..., referred to may belong to an employee of the City. B.S. And
763 that services may have been rendered that their quality and quantity are subjective. Are
764 you serious? Have you done any due diligence? Council, Mayor and Mr. Evans, what
765 narrative or message do you think these actions telegraphed to our business community,
766 developers and potential investors in this City? I, for one, have gone full circle with Riviera
767 Beach, and it's now the last place on Earth, the last place, I would recommend this..., a
768 business get involved with. I would advise the business community, developers and
769 business investors to look elsewhere. Based on my own firsthand experience, this City's
770 words and commitments, past, present and future, mean nothing. Absolutely nothing. In
771 fact, I'd be willing to wager that compared to other cities of our size, Riviera Beach may
772 be one of the most litigious cities in the country.

773 Borrowing from President Reagan, the scariest words a new or existing business in our
774 community will ever hear are, 'I'm from the City of Riviera Beach, and I'm here to help.'
775 And Julie, your silence, [pause], your silence, Julie, has been deafening. You've allowed
776 Mr. Evans to attack my credibility, spew completely false statements and you've never
777 come up once to defend me, despite all the work I, I put up and, and worked with you side
778 by side, for the things that you preach about every week, talking about how happy you
779 are that this or that happened and the success and so on. You've all made me burn the
780 boats. I'm moving forward, and I'm gonna be here at every Council meeting. Every one,
781 reminding everyone that Mr. Evans and Botel's reprehensible behavior. And separately,
782 I'm gonna be seeking justice in court.

783 **Chairperson Miller-Anderson:** Thank you.

784 **Mr. A. Schultz:** Mr. Evans, you should be ashamed of yourself.

785 **Chairperson Miller-Anderson:** Thank you.

786 **City Clerk Anthony:** Doretta Palk, Erica Davis.

787 **Chairperson Miller-Anderson:** Good evening.

788 **Ms. D. Paulk:** Good evening. My name is Doretta Paulk.

789 And I would just like to come to the podium to speak concerning vibe..., I think it's Vibe 95,
790 a radio station. We thank you so much for..., they were handing out turkeys this weekend
791 at the Marina, along with, they said, that some of the Council on the dais' helped also with
792 the don'..., donations. And thank you so much.

793 And, I was..., also wanted to talk concerning Mr. Blankenship. He's doing a marvelous...,
794 him and Mrs. Gwen Oats, doing a marvelous job for the citizens and also the youth. Now,
795 I don't know if someone has an Agenda concerning Mr. Blankenship, but he's doing a
796 phenomenal job there. And I hope that his job will not be in any kind of disarray because
797 we definitely need Mr. Blankenship to be..., to stay on the job, to take care of the citizens,
798 senior citizens, and the youth.

799 Concerning, also, Ms. Grimsley, the Youth Empowerment, she is also doing a marvelous
800 job with the youth and if..., also, she's losing over a hundred something thousand dollars

801 in her program, so if you all can see, concerning with our water, and also, with her, giving
802 some, some of your stipend money to help out for the youth. 'Cause this is our people of
803 the [stammer] tomorrow, who's gonna be here to take care of the City.

804 And I thank you Mr. Evans, Jonathan Evans, for stating that, yes, the applications for
805 discount for the water, it is cumbersome and it's intrusive also. A lotta senior citizens are
806 finding very difficulty in applying, with the paperwork. So, if you all can look over that and
807 see if you change..., and make it simplif'..., just a little simple for our citizens, that would be
808 great.

809 Oh, anoth'..., another thing, I know Mr. Evans is also working on our light situation on 20th
810 Street and Broadway, and if we can have a community sit down, discussion, with
811 Rybovich concerning that and concerning our concerns before they turn this light..., just
812 shut it off. Alright?

813 And, [pause], and I think that's about it. I thank you so much. Appreciate it.

814 **City Clerk Anthony:** Erica Davis.

815 **Ms. E. Davis:** Good evening. Erica Davis, Riviera Beach. I just wanna speak on
816 the gentleman that just left here. I think that project is excellent, it costs a lotta money to
817 build projects, especially when it's coming out of their pocket, and the renderings are very
818 expensive. So, I think that the project should stay the way it is. It's a beautiful project, it
819 will..., you can, you can do small businesses there. We don't really need any more
820 apartment renting on the top because we have apartments going on Broadway, so we
821 need a business district. Right there on Broadway. So, I think that, being that they're
822 paying for it, we shouldn't be telling them what they need to be doing with their money. If
823 they wanna put..., wanna build here and they're the owners of the property, and it should...,
824 it should..., you should, you should pass it because it's a very nice project. And that's it.
825 So we can get some kind of development going. But other than that, if it's not a
826 government project, it's none of your business of what they're gonna do and how they're
827 gonna spend their money. That's the way I feel about it. So, I think the project is nice
828 and we need to move forward with it.

829 Thank you.

830 **Chairperson Miller-Anderson:** Thank you.

831 **City Clerk Anthony:** Madam Chair, that concludes public comment.

832 **Chairperson Miller-Anderson:** Alright.

833 **ITEMS TABLED**

834 **REGULAR**

835 **Chairperson Miller-Anderson:** Item No. 4.

836 **City Manager Evans:** Madam Chair, would you like for me to...

837 **Chairperson Miller-Anderson:** I'm sorry, yes. Yes.

838 **City Manager Evans:** Specific to the appropriation or, or the monies that Ms.
839 Grimsley is slated to not receive in subsequent years to the tune \$198,000, Dr. Wihbey
840 has worked with Ms. Jacobs to put in an appropriation request from the state legislature
841 to assist in funding that particular program. Also, we did have productive conversations
842 with Senator Scott's office and Senator Rubio's office about them also writing letters of
843 support on the program to Palm Beach County to assist in continuing the funding for the
844 program, as it has provided for tangible results that we all know to be a great program.
845 And I, and I know the county knows that as well. So, we are trying to find ways to continue
846 the funding for that program, and even enhance the funding for that program. And I
847 believe Dr. Wihbey's appropriation request was to the tune of \$300,000, if I'm not
848 mistaken, for that particular item.

849 Also, if I can have Public Works Interim Director, Mr. Terrence Bailey, to come up and
850 speak specifically to the, the light situation. Him and I have had some conversations and
851 there has been information that has been proffered to us that may be counter to the
852 conversations that previous Councils have had as a result of the engineering information
853 that they provided, but Staff certainly can move in the direction to see if there's an
854 opportunity to facilitate a conversation or a presentation from FDOT and, and the count
855 for that matter.

856 Mr. Bailey.

857 **Interim Public Works Director Bailey:** Good evening...

858 **Chairperson Miller-Anderson:** Good evening.

859 **Interim Public Works Director Bailey:** ...Mayor, Council. Terrence Bailey, Public
860 Works Director.

861 After, I think two Council meetings ago, the comment was made in reference to the light
862 at 20th & Broadway. Following that request, I inquired with the Florida Department of
863 Transportation in reference to the continued use of that light and that it was going to stay,
864 as previously agreed, approximately five years ago when Rybovich initially proposed the
865 new light at 22nd Street. That sort of set off a, a cascading series of emails, to which the
866 Palm Beach County, who maintains and operates the signal system in, in..., throughout
867 the county, and the DOT to start a new warrant study. A warrant study is the actual
868 analysis on whether a signal is warranted at a particular location. They look at density,
869 business patterns, traffic, trip analysis and things of that nature, to see if you have enough
870 turning motion where a wa'..., a light is warranted. Recently, I believe within the last ten
871 days, the warrant study came back and indicated that there is not enough trip volume to
872 warrant the light at 20th Street and I indicated to them that there was a previous agreement
873 between the City and the DOT, that that light would stay.

874 The issue now is, I believe someone..., there was an accident that hit one of the lights,
875 one of the, the poles that the lights were one, and in their effort to have to pay the cost to
876 replace it, that is when the county decided to really look at, well, why is this light here
877 versus spending the money to replace a pole that was damaged. And that's..., that also

878 kicked off the warrant study. Right now, we are sort of in between emails. I have indicated
879 clearly to the DOT and the county that this community has a [stammer] great expectation
880 that that intersection will remain signalized. Mr. Evans has, has mentioned, we are
881 leaning with as much pressure as we have at our avail to let them know the concerns of
882 the community on that signal. But again, it is a DOT road, and it is Palm Beach County
883 who maintains those signals, so we in process of clearly expressing the will of the public
884 that that light needs to stay.

885 **Chairperson Miller-Anderson:** Now.., did... So they said the 22nd intersection was
886 warranted for a light? Because there's less traffic goes to that area than 20th.

887 **Interim Public Works Director Bailey:** Well, going back five years, remember, the..., the
888 situation with the development of Rybovich and that land acquisition and closing a number
889 of the streets, changed the traffic pattern and it was agreed to put the new light at 22nd
890 Street to allow Rybovich and the long boats and their operation to function better.
891 Everyone was in agreement that that was fine as long as we leave the light at 20th Street
892 which, which more facilitates the residential traffic from the residents who had it there for
893 all these generations. That was the agreement. Rybovich can have the light at 22nd, for
894 their operations, and the City and residents would keep the light at 20th & Broadway.

895 Well again, now that a lotta people have gone, there's of transition and somebody
896 damaged one of the poles, the county is asking why should we pay for a pole on a signal
897 that doesn't have a warrant to be there?

898 **Chairperson Miller-Anderson:** Mm.

899 **City Manager Evans:** So the, the stance that the City is taking is that if it is the
900 desires of, of the Board, we can certainly put a letter together communicating that we
901 would, at minimum, like to have a public conversation with them because there has been
902 significant concerns that have been placed.., or significant calls that have been received
903 by the City Manager's office concerning this particular item and that it warrants some type
904 of public forum or some type of discussion before this process concludes. So, Staff is
905 asking for direction if, if the Board would be so inclined to allow for me to send [stammer]
906 a letter on behalf of the elected body to request that the county provide a.., and FDOT,
907 attend one of our upcoming meetings to provide an update with regards to the rationale
908 behind that and see if there's any way to reconsider their previous position.

909 **Chairperson Miller-Anderson:** I would be in support of it. I know this has been a
910 conversation that's been going on for a few years now. So, I would be in support that
911 because there are several people.., I mean, not several people but a number of people
912 that are having issues with it. And so.., and, it, it.., the words change. I mean, one minute
913 they said it was gonna stay, they weren't gonna bother it, and so I just think it'd be only
914 fair if they explained that themselves as to why it's not needed.

915 Anyone else?

916 **Chair Pro Tem Botel:** I, I agree, we should ask them at least to come and tell us why
917 they won't do it. I mean, clearly our people want it, we should push for it.

918 **Chairperson Miller-Anderson:** Anyone else? Everyone okay with it moving forward?

919 [Inaudible dais comment]

920 **Chairperson Miller-Anderson:** Alright.

921 **City Manager Evans:** Alright.

922 **Chairperson Miller-Anderson:** Thank you.

923 **City Manager Evans:** Thank you, Mr. Bailey.

924 **4. Chairperson Miller-Anderson:** Item No. 4.

925 **City Clerk Anthony:** **RESOLUTION NO. 114-19. A RESOLUTION OF THE CITY**
926 **COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA**
927 **ADOPTING \$15 PER HOUR AS THE NEW LIVABLE WAGE FOR ALL CITY**
928 **EMPLOYEES IN POSITIONS WITHIN CITY GOVERNMENT AND ENCOURAGING**
929 **ALL OTHER EMPLOYERS WITHIN THE CITY TO CONSIDER INCREASING WAGES**
930 **TO MEET THE \$15 PER HOUR THRESHOLD, AND PROVIDING FOR AN EFFECTIVE**
931 **DATE.**

932 **JONATHAN EVANS, CITY MANAGER, (561) 812-6592**

933 **City Clerk Anthony:** Madam Chair, we do have a public comment card on this Item.
934 The acceptance of public comment cards on this Item is now closed.

935 **Chairperson Miller-Anderson:** Alright. Mr. Manager. I'm sorry.

936 **City Manager Evans:** Yes.

937 **Chairperson Miller-Anderson:** Do we need a vote?

938 **City Clerk Anthony:** We need a motion, Madam Chair.

939 **Chairperson Miller-Anderson:** Can I have a motion?

940 **Chair Pro Tem Botel:** So moved.

941 **Councilperson Lanier:** Second.

942 **Chairperson Miller-Anderson:** Alright. Mr. Evans.

943 **City Manager Evans:** Madam Chair, Members of the Board, this Item is to see if the
944 Board would be inclined to approve a minimum wage of, or a livable wage of \$15 per
945 hour. In light of the national conversations that have occurred, as well as looking to
946 increase the per capita personal income in our City, which is a little less than \$25,000 per
947 year. When we look at the job duties and responsibilities for individuals in this agency,
948 we think that a livable wage of \$15 per hour is warranted, considering that these
949 individuals that would see this raise, there's a total of fifteen positions, are the lowest paid
950 employees within the City of Riviera Beach. This would be a significant impact to them,

951 as it would show that the organization believes in their value to the agency. One of the
952 City wide's organizational goals was that operational excellent and to ensure that our
953 employees are compensated fairly and equitably. This Resolution, if passed, would cost
954 the City approximately \$5,000. And Staff is recommending approval of Resolution 114-
955 19 to adopt \$15 per hour as a livable wage for all full-time and part-time positions within
956 the City of Riviera Beach, and we stand to answer any questions that you may have.

957 **Chairperson Miller-Anderson:** Alright. We have public comment? Okay. Go ahead.

958 **City Clerk Anthony:** Doretta Paulk.

959 **Councilperson Lawson:** Madam Chair?

960 **Chairperson Miller-Anderson:** Yes. While Ms. Paulk's coming up, Mr. Evans, will this
961 take effect immediately, for all positions?

962 **City Manager Evans:** Upon adoption of this, yes, sir. It will take effect.

963 **Councilperson Lawson:** Okay. So all current advertised positions will be changed to
964 \$15 from what they are?

965 **City Manager Evans:** That is correct, sir.

966 **Councilperson Lawson:** Thank you.

967 **Chairperson Miller-Anderson:** Alright.

968 **Ms. D. Paulk:** Good evening. My name is Doretta Paulk. I'm a resident of Riviera
969 Beach.

970 Concerning this, I think that these people do need a raise of \$15 an hour, to have them
971 live off of whatever they are making is how, how do you live off of that? These people
972 are very much deserving, they're out there in the elements, every day and these are
973 probably the people that's making less than \$15 an hour. And even if someone working
974 inside the City, they still need to make \$15 an hour. Because, how do you live and take
975 care of our children, your family. And this utility bill, water bill, paying that. How can we
976 do that? Yes, I hope that you do pass this and help the citizens of Riviera Beach.

977 And another thing concerning a, a raise, I know the Police Department was asking for a
978 raise, but I wanna know if, if the City has accreditation? Does the Police Department, is
979 it now accredited? And then, you know, when I went to my supervisors and may
980 managers, before I retired, I went to them and wanted a raise, I always said, 'This is what
981 I have done, I've taken extra classes and did all CEU's., CEU's, everything that I had to
982 do and I came to her and said, 'Look what I can bring to the table and help out this unit.'
983 Now, do some of these officers, do they have criminal justice degrees? I mean, when
984 you have that behind you, 'cause I have a degree, and everything., accolades you have,
985 that's when you move up the chain. And, I suggest that and maybe they can, you know...
986 And I think they do deserve a raise, some of 'em.

987 But the situation with that K-9 dog and the situation now that we're having with these
988 twelve officers, shameful. Shameful. But there's always bad apples wherever.., it is. In
989 whatever [stammer] career, there're always gonna be some bad apples. And not all of
990 them are like that. You know? But, I do think that if they do want a raise, they should see
991 if they can.., bring something to the table and show this is why I need the raise. I have
992 done this, that and the other to improve my skills for the Police Department.' And, I, I, I
993 don't think that's too much to ask. You know?

994 And I thank you very much.

995 **Chairperson Miller-Anderson:** Thank you.

996 [Clapping]

997 **City Clerk Anthony:** That concludes.

998 **Chairperson Miller-Anderson:** Alright. Comments, questions from the Board?

999 **Councilperson McCoy:** Yes.

1000 **Chairperson Miller-Anderson:** Go ahead.

1001 **Councilperson McCoy:** Mr. Manager? So, I asked for some classification information
1002 and I didn't get it, and I imagine because it was short notice, but I got quite a few questions
1003 for, for you, and perhaps even the Finance Director, regarding this. I'm looking, and it
1004 appears that there's probably about how many people would you [inaudible], is it thirteen
1005 or fifteen?

1006 **City Manager Evans:** Fifteen total positions.

1007 **Councilperson McCoy:** Well here's, here's what I wanna say, and certainly I'm not
1008 opposed to going to \$15 an hour, but ironically, over the weekend, I'd gotten calls from
1009 people who actually make \$16, \$17 bucks an hour and they told me about how long it
1010 took them to get to that point and now just to arbitrarily raise everybody up to \$15, they're
1011 essentially paid in years now to get to that \$16 amount and then now we're moving
1012 everybody up. Now Members, if you remember correctly, this is the same concern that I
1013 brought up October 2nd, and I wanted to kind of think more comprehensively as to how
1014 we address all of the disparities in these positions because, you essentially have
1015 individuals that have been here for several years, and I'm, you know, I'm, I'm looking at
1016 the spreadsheet and because I don't wanna get in specifics as to who those people are,
1017 I don't wanna kinda identify a person and what, what their salary may be but I was hoping
1018 that we would have some sort of plan to not just adopt a, a minimum because, you know,
1019 what I'm seeing.., I'm seeing many of these people are, like, \$14.70 some odd cents an
1020 hour, but how 'we address the entire workforce at the City. And I think that's gonna
1021 probably Segway into our later conversation about the bonus structure that we're
1022 proposing. But, what I did not see in that fifteen employees was the number of employees
1023 that's covered the Youth Employment Program, who we currently pay. And, I wanted to
1024 find out what their salaries were relative to this.

1025 **Chairperson Miller-Anderson:** What Youth Employment Program?

1026 **Councilperson McCoy:** I'm sorry, Empowerment, Youth...

1027 **Chairperson Miller-Anderson:** Oh.

1028 **Councilperson McCoy:** ...Empowerment. Well, I guess that was a..., that's even a...,
1029 even a fair question too, when we did have Youth...

1030 **Chairperson Miller-Anderson:** I just... I... [Chuckle].

1031 **City Manager Evans:** I., yeah. I cannot, Madam Chair, I can't speak specifically on
1032 the summer youth program and, and how the compensation structure was identified or,
1033 or how it was.

1034 **Councilperson McCoy:** Well...

1035 **Councilperson McCoy:** Um...

1036 **Councilperson McCoy:** Mr. Evans, I'm sorry. I, I did., I, I misspoke when I said
1037 employment.

1038 **Chairperson Miller-Anderson:** [Inaudible] Youth Empowerment.

1039 **Councilperson McCoy:** I mean empowerment. Those that work under...

1040 [Inaudible dais comment]

1041 **Councilperson McCoy:** ...Valerie Grimsley, that currently get paid to participate in that
1042 program.

1043 **City Manager Evans:** Mr. Sherman may be able to, to pull up that information on his
1044 computer. But I, I did wanna speak specifically to the employees that are making \$16 an
1045 hour or \$17 an hour. When we looked at this particular process, we looked at the
1046 opportunity to get people in lower level positions to a point where they're, they're being
1047 compensated a livable wage. Most cities in Palm Beach Counties ha'..., in Palm Beach
1048 County has already adopted this as a standard. Also, one of the things that we would be
1049 looking to bring forward as previously communicated, is the compensation and
1050 classification study to look at where people sit within the agency, and then moving forward
1051 to go ahead and attempt to address some of the inequities within that system.

1052 The other side of it is, there is already \$300,000 that has been set aside for the purposes
1053 of addressing some inequities in the compensation and classification structure in the
1054 agency, but I can tell you specifically, if we want to talk about some inequities in the
1055 compensation system. Today was the final interview for Procurement Director. The
1056 range for the Procurement Director is below some of the positions that we have as
1057 managers and supervisors within respective departments, and this person is going to be
1058 handling \$70M worth of transactions that come out of the City. So, there is inequities
1059 throughout the City system and we are going to have to go in there and, with a scalpel,
1060 clean up some of those issues throughout the agency. We believe that if we want to

1061 address the issues that we've communicated socially in our community, about the per
1062 capita personal income and we have a small handful of employees that we're really
1063 talking, most of them are maybe \$13 may be the, the lowest or, or what have you. One
1064 at \$14.78. Some of these employees peers are gonna see an incremental increase of a
1065 couple cents an hour, but I think it's..., it stems..., it, it shows that the agency is making the
1066 necessary steps to address the compensation issues and say that there's not a job in the
1067 agency that somebody should be compensated less than, than \$15 an hour. I would love
1068 to have the conversation with any employee that thinks that they should be compensated
1069 more. We're looking at revamping the tuition reimbursement process and credentials and
1070 allow for them to move up in the agency so they can continue to grow with the City.

1071 So, this was just, I saw some, some situations where looking at a few positions in the
1072 organization, and looking at the titles of those positions, that I thought if we are going to
1073 value our employees, which is one of the things that the Board has identified as your core
1074 priority, that paying them a livable wage of \$15 an hour was, was something that the
1075 Board would want to see move forward.

1076 So, that's how we got to this particular point.

1077 **Councilperson McCoy:** Follow up.

1078 **Chairperson Miller-Anderson:** Go ahead.

1079 **Councilperson McCoy:** And, actually, I just went back to the Minutes of 10-2 and
1080 specifically, the Chair said she's particularly cautious about randomly picking..., pick
1081 positions to bring up to par, whereas there may be several of these positions that need
1082 to. But just because we don't have what is right versus what we..., what's already there.
1083 I totally understand where you're coming from with the Assistant Public Works Director.
1084 And, I only reference that specifically because when I look at the spreadsheet of the
1085 number of people, I mean, one person is going from \$4.75 to \$15. That's essentially
1086 twenty-five cent more per hour.

1087 **Chair Pro Tem Botel:** You mean \$14.75.

1088 **Councilperson McCoy:** I'm sorry, \$14.75. So, they're, they're ultimately increasing
1089 twenty-five cent'. And I certainly wanna do it but, Mr. Evans, we have to really look at the
1090 bigger picture here because this compression issue becomes really serious right now.
1091 And then again, I go back to the litigation issue in our Attorney's office and, you know,
1092 like I just found out, I guess, that's out on the street now. So, you know, I support it but I
1093 wanted some assurances as to what we're gonna do forward because it's been over a
1094 month since we brought that last conversation up. And then, you know, almost
1095 approaching two months since we passed the budget, so we should have a more
1096 comprehensive conversation.

1097 **City Manager Evans:** And, and, and Councilman, to your point, December 2nd is the
1098 first day of the new Human Resources Director starting with the agency, who has copious
1099 amounts of experience in compensation and classification, and I thought it would be in
1100 good keeping to allow for this unbiased third party that is, in essence, joining the team to
1101 look at our compensation strategies. 'Cause, to your point, there is compression

1102 throughout the organization, and we need to address it. But, when we looked at, you
1103 know, the lower level employees, the employees that are out there in inclement weather
1104 and those types of things, we thought that this would be a, a good starting point for us to
1105 say, 'This is our livable wage,' and then from there, we can look at compensation
1106 throughout the organization and, and look at some co'.., you know, we have three
1107 collective bargaining contracts that are gonna be coming up before us. We're currently
1108 negotiating with the Police Department. So, you know, our employees are our most
1109 valuable resource and for a cost of less than \$5,000, we can get some of our employees
1110 up to par, but we will have that more comprehensive discussion that you're speaking of,
1111 once the HR Director starts with the agency.

1112 **Councilperson McCoy:** Question.

1113 **Chairperson Miller-Anderson:** Go ahead.

1114 **Councilperson McCoy:** So, when you say \$5,000, are we considering the additional
1115 FIFA portion that we would add in and also the, I guess, the additional pension
1116 contribution?

1117 **City Manager Evans:** The.., we can calculate that, but since it's such a small number
1118 amongst all the, the fifteen employees, the number is really de minimus but we can
1119 provide that to the, to the Council as to what the actual impact would be.

1120 **Councilperson McCoy:** It, it, it would seem de minimus, now that I see that most of
1121 these people are just under \$15 an hour.

1122 **City Manager Evans:** Mhmm.

1123 **Councilperson Mccoy:** But, I, I just, you know, I wanna see us kinda address the
1124 entire... You know, and I'm looking at employee numbers, so I would think that represents
1125 on when a person started, but one person here has a number that's in a whole different
1126 [inaudible] categories, so that would lead me to believe that they started well ahead of
1127 some of these other individuals.

1128 My question is, and that's why it was important for me to see the classification so I can
1129 see what those minimums are for certain positions. So, if it's a maintenance one position,
1130 a minimum salary might be \$12 an hour. Well, at least for this person, they're only making
1131 \$12.24 [stammer].., \$12.24 an hour. So, that's why I wanted to see those items to see
1132 exactly, you know, what was the bottom floor, and, you know, are raises offered to
1133 employees every year? And if that's the case, is it not uniform for public'.., I'm sorry, for
1134 full-time versus part-time? So, there's a lotta questions that I have regarding...

1135 **City Manager Evans:** And, and some of it depends on which collective bargaining
1136 unit they're, they're in. Most recently, you know, there was a situation where a twelve
1137 percent increase was proffered to one union where other unions didn't receive those. And
1138 so, it all depends on the nature of those collective bargaining agreements, what people
1139 in those respective classifications get. So it's hard to really pinpoint it, but we know that
1140 compensation is, is a challenge for us an organization. And I also look at it from the
1141 standpoint, in the event that those positions are vacated, it is hard to get somebody to

1142 come in and work in a government job for under \$15 an hour, considering that we are
1143 gonna put you in a high visibility, high liability situation where you're going to be interacting
1144 with the public, a lot of responsibilities dealing with chemicals, outside in inclement
1145 weather. Those types of things. So, it also helps on the, the recruitment side once those
1146 positions effectively transition.

1147 **Councilperson Lanier:** Madam Chair?

1148 **Chairperson Miller-Anderson:** Were you done, Mr. McCoy?

1149 **Councilperson McCoy:** Yes. Thank you.

1150 **Chairperson Miller-Anderson:** Alright.

1151 **Councilperson Lanier:** Madam Chair, I, I totally agree with the \$15 an hour. We're
1152 talking about \$5,000 or \$6,000. We, we just, in the Utility District, talked about a million
1153 [chuckle] \$1.8M and I understand that every little bit counts. We have been here for eight
1154 months and there are a lot of things that need to be done here at the City, and we do
1155 know this. I thank Mr. Evans for being able to at least start the process of looking at
1156 compensation. And I think this is the first start with doing that.

1157 So, with that being said, Madam Chair, I'd like to call the question.

1158 **CHAIRPERSON MILLER-ANDERSON:** Alright.

1159 **Councilperson McCoy:** Follow up.

1160 **Chairperson Miller-Anderson:** Was there anyone else that wanted to make any
1161 comments? How are you gonna follow up [inaudible]?

1162 **Councilperson McCoy:** Because.., I, I just wanna put her in.., I knew this was gonna
1163 come up, and I pulled those Minutes where she said, when I brought this same exact
1164 item, when it came to the, to the issue of reclassifying that Attorney position. So,
1165 Councilwoman Lanier, you specifically said, 'There are other positions that I see that can
1166 go either way, and to pick one or two positions to make a decision on one position, among
1167 others that we have, we're gonna have a conversation in our legislative retreat this
1168 weekend and we could further have a conversation with that. And, with that being said,
1169 I'd like to call the question, please.' So, that's the same exact thing you said when I
1170 brought up the same issue. Like, should we do it about a few positions or should we do
1171 in totality. So I guess it's okay tonight to do it.

1172 **Councilperson Lanier:** I can't respond to that.

1173 **Chair Pro Tem Botel:** Madam Chair, once the question is.., once a Member has
1174 asked the question to be called, I think we have to vote on whether to call the question.

1175 **CHAIRPERSON MILLER-ANDERSON:** Yes.

1176 **Chair Pro Tem Botel:** And there can be no other conversation.

1177 **Chairperson Miller-Anderson:** Yes. Madam Clerk.

1178 **City Clerk Anthony:** Councilperson Lawson?

1179 **Councilperson Lawson:** Yes.

1180 **City Clerk Anthony:** Councilperson Lanier?

1181 **Councilperson Lanier:** Yes.

1182 **City Clerk Anthony:** Councilperson McCoy?

1183 **Councilperson McCoy:** No.

1184 **City Clerk Anthony:** Pro Tem Botel?

1185 **Chair Pro Tem Botel:** Yes.

1186 **City Clerk Anthony:** Chair Miller-Anderson?

1187 **Chairperson Miller-Anderson:** Yes.

1188 **City Clerk Anthony:** That motion is approved with Councilperson McCoy
1189 dissenting.

1190 [Audience clapping]

1191 **5. Chairperson Miller-Anderson:** Item No. 5.

1192 **City Clerk Anthony:** **RESOLUTION NUMBER 113-19 A RESOLUTION OF THE**
1193 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1194 **FLORIDA, AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED ON**
1195 **BLUE HERON BOULEVARD, PALM BEACH PCN 56-43-42-28-31-015-0010 FOR THE**
1196 **PROPOSED PURPOSE OF DEVELOPING A MUNICIPAL SERVICES COMPLEX;**
1197 **AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACT FOR**
1198 **PURCHASE OF SAID PROPERTY; AUTHORIZING THE DIRECTOR OF FINANCE TO**
1199 **MAKE PAYMENT OF \$1.3 MILLION PLUS APPLICABLE CLOSING COSTS FROM**
1200 **PROJECT NUMBER 18089; AND PROVIDING FOR AN EFFECTIVE DATE.**

1201 **JONATHAN EVANS, CITY MANAGER (561) 812-6592**

1202 **Chair Pro Tem Botel:** So moved.

1203 **Councilperson Lanier:** Second.

1204 **Chairperson Miller-Anderson:** Alright.

1205 **City Clerk Anthony:** Madam Chair, we do not have any public comment cards on
1206 this Item. The acceptance of public comment cards on this Item is now closed.

1207 **Chairperson Miller-Anderson:** Mr. Manager.

1208 **City Manager Evans:** Madam Chair, this Item is consistent with the conversations
1209 that we have had concerning the potential acquisition of the 1.93 acres that's adjacent to

1210 the Public Works Complex. On July 29, 2019, I did provide a memorandum to the Council
1211 about the possibility of a Public Services Complex. On August 11, 2019, I did provide a
1212 City Council memorandum updating the Board about the desire for Staff to pursue this
1213 particular parcel. On October 5, 2019, at your workshop, Staff did discuss about the
1214 feasibility of acquiring this particular parcel. This parcel would be extremely valuable to
1215 the City as it would allow for us to have a Municipal Services Complex where we can
1216 consolidate both the Utility District and the Public Works facilities on one particular site.
1217 So, once the new facility for the District is constructed, we can vacate the existing site
1218 that the property is on. This would allow for us to have exceptional frontage on Blue
1219 Heron Boulevard and to really build a facility that showcases the progress and the desires
1220 of the City to move forward. We have had a conversation with the property owner and
1221 have come to the sales price of \$1.375M for the particular parcel. There was three
1222 appraisals that were done on the site. The [stammer].., appraisals and the sales price
1223 comes within the particular appraisals. We do see that this is the first step in developing
1224 a ___ master municipal complex for the purposes of housing these facilities. In
1225 conversations with Director Bailey and Mr. Nigel Grace from Brown and Caldwell, we
1226 believe that the facilities can be housed there. That can be.., there can be appropriate
1227 security on the site to separate both operations to ensure that the water treatment process
1228 is separate to ensure that there's no intrusion, or the appropriate individuals do not have
1229 access. Or, only the appropriate individuals have access to the particular site. The
1230 monies for the property would be taken from the monies that we have set aside for the
1231 Public Works Complex.

1232 And, Staff is recommending approval for us to move forward with the acquisition of this
1233 particular parcel. And Staff stands prepared to answer any questions the Board may
1234 have.

1235 **Chairperson Miller-Anderson:** Alright. You said no public comment cards for this
1236 one? Comments, questions from the Board.

1237 **Councilperson Lawson:** Madam Chair?

1238 **Chairperson Miller-Anderson:** Go ahead.

1239 **Councilperson Lawson:** Mr. Evans, what fund sources 18089?

1240 **City Manager Evans:** The... Where's my Finance Director? He must have left the
1241 room. The, the funding sources for the, the parcel is out of the capital monies that have
1242 been set aside for the, the Public Works Complex, so it's articulated in the capital budget.

1243 **Councilperson Lawson:** Follow up, Madam Chair?

1244 **Chairperson Miller-Anderson:** Go ahead.

1245 **Councilperson Lawson:** And do we also have a schedule on the project delivery for
1246 this potential project?

1247 **City Manager Evans:** What we would like to do is if we are able to move forward
1248 with closing on this particular parcel, then we would work with the design team of bringing

1249 some schematic designs to the Board for consideration, and then effectively going
1250 through the process to move forward with the administrative facilities concurrently, while
1251 we're looking for the necessary steps to do the, the test wells and the studying and the
1252 sampling that's required to move forward with the, with the new treatment plant. So,
1253 there's a lot of elements that are gonna be running concurrently after we're able to
1254 effectively close on this property. Both looking at how do we develop the Public Works
1255 side and the Utility District side, 'cause we want to move forward with those projects
1256 concurrently, 'cause we believe that there is some savings with not having to deploy
1257 multiple contractors to move forward with the project.

1258 **Councilperson Lawson:** Follow up, Madam Chair?

1259 **Chairperson Miller-Anderson:** Go ahead.

1260 **Councilperson Lawson:** So, Mr. Evans, if we're using the fund source 18089, which is
1261 the Public Works, but we're using the site for a combination of Utility District and Public
1262 Works, why is that we're using that funding for the Utility District potential project?

1263 **City Manager Evans:** You would see as Utility District projects start to come to
1264 fruition on that site that we would utilize the USD funding. So, the monies for the property
1265 acquisition, the frontage...

1266 **Councilperson Lawson:** Mhmm.

1267 **City Manager Evans:** ...is the mo'..., the capital monies that are set aside for the
1268 Public Works Complex. In conversations with the Finance Director, there is some projects
1269 in the USD that are priority projects that still need to move forward. And, in the event that
1270 we were to unfund those projects, our concerns was, there's some other priority projects
1271 that would have to go by the wayside. So, the most expedited way to move forward with
1272 property acquisition, is utilizing the money that's there for the Public Works Complex and
1273 then, as we bring other elements of the Utility District online, then funding would be able
1274 to be secured whether it's through the federal agencies or a bond issuance to go forward
1275 with the other project. So, you will see blended funding associated with the entire facility
1276 as it's developed.

1277 **Councilperson Lawson:** Do we see any, any delays or any issues if we take funding
1278 from our Public Works to put immediately? What do we have outstanding for 2020-2021
1279 that these funds are actually supposed to be used for? Because essentially, we're
1280 blending them but we're gonna be looking for grants or funding to help with the Utility
1281 District to reimburse that account. But essentially, what do we have that this money is
1282 supposed to be allocated for?

1283 **City Manager Evans:** Mr. Sherman, if you can speak specifically on the monetary
1284 aspects for the Public Works facility and how much is set aside...

1285 **Finance and Administrative Services Director Sherman:** Sure.

1286 **City Manager Evans:** ...for that project.

1287 **Finance and Administrative Services Director Sherman:** Sure. Randy Sherman,
1288 Finance Director.

1289 Yeah. Those..., that Public Works project has actually been on the books for a number of
1290 years now. Going back to even before the property at Avenue L was raised. Remember,
1291 at one time, Public Works was going to move over to 13th Street.

1292 **Councilperson Lawson:** Mhmm.

1293 **Finance and Administrative Services Director Sherman:** And then, the decision was
1294 made to, no, leave it at Avenue L. So that's when we budgeted money to put the facility
1295 actually back at Avenue L. Being what it is [chuckle], you know, that project has never
1296 kicked off. But that's really what those dollars are, are there for. So again, the idea is
1297 because this is coming in fairly short notice, USD hasn't budgeted money for land
1298 acquisition. And we know the plant, and what else is, you know, a number of years down
1299 the line, the Public Works funds are available. So, we'll purchase the property, make a
1300 City parcel and then ultimately, as, you know, Mr. Evans said, as we progress, as we
1301 develop the parcel, go into construction, then we'll determine, just like we do on the road
1302 projects, who's paying what share and the..., you know, ultimately, it'll all get trued up at
1303 the end.

1304 **Councilperson Lawson:** Absolutely. Well, thank you, Mr. Evans. Mr. Sherman, I'm
1305 absolutely in support of us moving forward buying as much parcels as we can. So,
1306 whatever land that we can purchase, I want the City to own as much land as possible in
1307 our City. So, I'm definitely in support of us buying this land, if we have the funding
1308 available for it, so that we can develop it for City fu'..., for City usage.

1309 **City Manager Evans:** And, Madam Chair, if I may? Councilman Lawson, to your
1310 point, this also, when we talk about la P3 opportunity, by consolidating the site, it
1311 effectively allows for us to clear out the entire site where the existing Utility District is, and
1312 so, that adds a, another large portion. And we don't have to acquire another site for Public
1313 Works, or for the USD because the footprint for a new water plant is significantly smaller,
1314 so you have a situation where you would have a beautiful building that would front Blue
1315 Heron, right across potentially from this development that we saw earlier, to really start
1316 creating some synergy...

1317 **Councilperson Lawson:** Right.

1318 **City Manager Evans:** ...in that Blue Heron corridor. So, what we want to do is have
1319 the building front the roadway to really consolidate..., or to conceal everything else behind
1320 it so you wouldn't necessarily see it, the operational elements, until you came to the back
1321 off of Avenue L.

1322 **Councilperson Lawson:** So essentially, what would be fronting on Blue Heron, would
1323 be the Public Works building?

1324 **City Manager Evans:** It, it would be the administrative building.

1325 **Councilperson Lawson:** Administrative...

1326 **City Manager Evans:** What we would do is...

1327 **Councilperson Lawson:** [Inaudible].

1328 **City Manager Evans:** ...probably house certain elements of both Public Works
1329 operations admin, and, and Utility District admin and operations in that building.

1330 **Councilperson Lawson:** Thank you, Mr. Evans.

1331 **City Manager Evans:** Mhmm.

1332 **Chairperson Miller-Anderson:** Anyone else?

1333 **Councilperson McCoy:** Yes.

1334 **Chairperson Miller-Anderson:** Go ahead.

1335 **Councilperson McCoy:** So, excuse me. Mr. Manager, I understand that there were
1336 three appraisals?

1337 **City Manager Evans:** That is correct.

1338 **Councilperson McCoy:** Which one did the City paid for?

1339 **City Manager Evans:** The City paid for the appraisal that had the property come
1340 back at \$1.2M.

1341 **Councilperson McCoy:** And that's..., is that the Allen Edmondson or is that the
1342 Anderson Carr?

1343 **City Manager Evans:** That is... I will tell you...

1344 [Pause]

1345 **Councilperson McCoy:** Well, I guess it doesn't really matter.

1346 **City Manager Evans:** The, the, the fir'..., the first appraisal that was conducted, that
1347 the City had the firm conduct, came back with the property appraisal of \$1.2M. I offered
1348 \$1.2M to the property owner and said that, effectively, 'I'm not in favor..., inclined in
1349 bringing forward a request for purchase outside of the appraisal. However, if you would
1350 like to pay for two, or three or four independent appraisals by certified outfits, then we can
1351 have a discussion and negotiate in between of tho'..., those two particular appraisals.
1352 When we looked at both appraisals that were provided by the property owner, they were
1353 basically within the same threshold. So, we looked at..., our appraisal would probably be
1354 the outlier. Plus, the firm that we utilize is more of a boutique firm and this appraisal..., the
1355 two appraisal companies that we have received appraisals for, for this property, would
1356 probably be the companies that I would recommend that we would consider utilizing for
1357 future appraisals on, on properties that he City is looking to acquire, or looking to dispose
1358 of.

1359 **Councilperson McCoy:** Okay. Well, it kinda seems, from the two that I've seen in the
1360 backup, I believe it's Allen Edmondson and the other one was...

1361 **Chair Pro Tem Botel:** Anderson Carr.

1362 **Councilperson McCoy:** Parrish [sp]. And [stammer]..., and even Anderson Carr, all of
1363 them eluded to that the highest and best use was to maintain it as general commercial,
1364 and not specific for utility. And, I wanted to see..., or even public purpose for that matter.
1365 Obviously, there was lotta, I guess, reference to mix use and some of those other
1366 compatible uses relative to residential and commercial development. So, I wanna
1367 understand, how do we reconcile or even negotiate the two because we're a bit far off.

1368 And that leads me to my other question, was there any other consideration of any other
1369 parcel? Because, clearly, this is on the main thoroughfare. While I believe it's a, a really
1370 good price, we're gonna take that off the tax rolls and get nothing for it. And I just wanna
1371 see if there's another alternative for us to look elsewhere.

1372 **City Manager Evans:** The, the...

1373 **Councilperson McCoy:** Being that...

1374 **City Manager Evans:** To, to your point, Councilman, the, the one concern that we
1375 had with respect to, if we decided to just utilize the Public Works site to construct the new
1376 Utility District, that is probably the furthest we would want to relocate our Utility operations
1377 because of the [stammer] significant infrastructure that's underneath the ground. If we
1378 did want to look at other parcels to move Public Works, we would then have to acquire
1379 another parcel for..., we don't know what that number would have been, and we think that
1380 there would be some benefits for economies to scale. Because if I have them on..., if it's
1381 on one site, I can have one large breakroom, I can have one large kitchen, I can have,
1382 you know, shower and, and locker room facilities, et. cetera versus a situation where I
1383 have multiple facilities all over the City.

1384 And, and so that's the intent behind trying to acquire that parcel, is to assemble it for the
1385 purposes of consolidating the time in which Staff is driving to different site because right
1386 now, we have challenges when we leave the Public Works Complex to go to HR at the
1387 Port Center, or coming back to City Hall. We wanted to eliminate windshield time and be
1388 able to have our public services operations be able to get out and do their job and come
1389 back to a facility versus a situation where property on that corridor is at a premium. And
1390 so, the..., and I can tell you the property owner has already ha'..., the..., already has plans
1391 and designs to move forward with a project on that particular parcel, so we were able to
1392 effectively negotiate within those appraisals, prices to get us to where we thought is a fair
1393 and equitable number and we see a lot of value to that parcel, because anyone that would
1394 acquire that parcel besides the City would have to live with a water treatment facility right
1395 behind them. And, and that would have a significant impact on, obviously, the availabil'...,
1396 or the, the value of that parcel. And I think it's important for us to have a, a staple building
1397 on that Broadway corridor. I think it sets, sets the tone for what our expectation is for
1398 development. So, the frontage, I think, is extremely valuable and it's perfect that it does
1399 about our particular existing facility.

1400 **Chairperson Miller-Anderson:** Anything else?

1401 **Councilperson McCoy:** So, my question was, was there any, I, I mean, did we solely
1402 look at that portion because of Public Works?

1403 **City Manager Evans:** Yes, sir. Because it was adjacent to the Public Works site.

1404 **Councilperson McCoy:** Okay.

1405 **City Manager Evans:** Yes.

1406 **Chairperson Miller-Anderson:** That's it?

1407 **Councilperson McCoy:** Yes.

1408 **Chairperson Miller-Anderson:** Anyone else?

1409 **Chair Pro Tem Botel:** I'm good, thanks.

1410 **Chairperson Miller-Anderson:** Alright. Madam Clerk.

1411 **City Clerk Anthony:** Councilperson Lawson?

1412 **Councilperson Lawson:** Yes.

1413 **City Clerk Anthony:** Councilperson Lanier?

1414 **Councilperson Lanier:** Yes.

1415 **City Clerk Anthony:** Councilperson McCoy?

1416 **Councilperson McCoy:** Yes.

1417 **City Clerk Anthony:** Pro Tem Botel?

1418 **Chair Pro Tem Botel:** Yes.

1419 **City Clerk Anthony:** Chair Miler-Anderson?

1420 **Chairperson Miller-Anderson:** Yes.

1421 **City Clerk Anthony:** Unanimous vote.

1422 **6. Chairperson Miller-Anderson:** Item No... Item No. 6.

1423 **City Clerk Anthony:** **RESOLUTION NO. 112-19 A RESOLUTION OF THE CITY**
1424 **COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1425 **FLORIDA, AWARDED PROFESSIONAL SERVICE AGREEMENTS TO PALM BEACH**
1426 **COUNTY SELECTED VENDORS BY COOPERATIVE PURCHASE AGREEMENT IN**
1427 **ACCORDANCE WITH ORDINANCE NUMBER 4010 SEC. 9-101 AND RESOLUTION**
1428 **119-17 FOR PALM BEACH COUNTY ANNUAL DEMOLITION CONTRACT PROJECT**
1429 **NUMBER 18341, COMMODITY CODE 90900 BUILDING CONSTRUCTION SERVICES**
1430 **GENERAL, 91300 CONSTRUCTION SERVICES HEAVY, AND 91240 DEMOLITION**

1431 SERVICES TO PROVIDE NEEDED CONSTRUCTION AND DEMOLITION SERVICES
1432 ON AN AS NEEDED BASIS; AUTHORIZING THE MAYOR AND CITY CLERK TO
1433 EXECUTE THE AGREEMENT; AWARDING THE DEMOLITION OF FIRE STATION 88
1434 TO ARBOR TREE & LAND INC. dba ATL DIVERSIFIED INDUSTRIES IN THE
1435 AMOUNT OF \$33,500 FROM PROJECT NUMBER 18034 ; AUTHORIZING THE CITY
1436 MANAGER TO APPROVE CHANGE ORDERS UP TO TEN PERCENT (10%);
1437 AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO
1438 MAKE PAYMENT FOR SAME FROM PROJECT NUMBER 18034; AND PROVIDING
1439 FOR AN EFFECTIVE DATE.

1440 **TERENCE BAILEY, INTERIM PUBLIC WORKS DIRECTOR (561) 845-4080**

1441 **City Clerk Anthony:** Madam Chair, we do not have public comment cards on this
1442 Item. The acceptance of public comment cards on this Item is now closed.

1443 **Chairperson Miller-Anderson:** Alright. We have a motion?

1444 **CHAIR PRO TEM BOTEL:** So moved.

1445 **Councilperson McCoy:** Second.

1446 **Chairperson Miller-Anderson:** Alright. Mr. Manager.

1447 **City Manager Evans:** Madam Chair, if I can have Interim Public Works Direct, Mr.
1448 Terrence Bailey, present this Item.

1449 **Interim Public Works Director Bailey:** Thank you, Mr. Manager. Mayor and Council.

1450 At the previous City Council meeting we discussed this Item thoroughly in our attempt to
1451 raise the building at Fire Station 88, and get it demolished as soon as possible. We've
1452 entered in a cooperative purchase agreement with an existing contract from Palm Beach
1453 County, which will provide us.., provide the City access to nine different vendors for this
1454 service over the course of the contract. We were able to acquire four prices from the
1455 vendors on that list, and this Resolution is to authorize the cooperative purchase
1456 agreement, execute contracts and award the first work order to demolish the Fire Station
1457 88 building.

1458 And with that, I'll answer any questions.

1459 **Chair Pro Tem Botel:** Do we have any public comment cards? I didn't hear...

1460 **City Clerk Anthony:** No, Madam Chair.

1461 **Chair Pro Tem Botel:** No. Thank you. Any questions or comments? [Pause].
1462 Madam Clerk.

1463 **City Clerk Anthony:** Councilperson Lawson?

1464 **Councilperson Lawson:** Yes.

1465 **City Clerk Anthony:** Councilperson Lanier?

1466 **Councilperson Lanier:** Yes.

1467 **City Clerk Anthony:** Councilperson McCoy?

1468 **Councilperson McCoy:** Yes.

1469 **City Clerk Anthony:** Pro Tem Botel?

1470 **Chair Pro Tem Botel:** Yes.

1471 **City Clerk Anthony:** Chair Miller-Anderson is out. That motion is approved with
1472 Councilperson Miller-Anderson out.

1473 **City Manager Evans:** Madam Chair, if I may? And, before Mr. Bailey leaves, it, it is
1474 extremely important if we can have the Resolution executed by the Board this evening,
1475 concerning this particular Item as it will be able to allow for us to expedite the demolition
1476 of the structure, 'cause Director Bailey has promised us that our Christmas present would
1477 be that, that building would be down if we can get...

1478 [Chuckle]

1479 **City Manager Evans:** ... the Resolution...

1480 **Chair Pro Tem Botel:** Oh, I wanted a new...

1481 **City Manager Evans:** ...executed tonight.

1482 **Chair Pro Tem Botel:** ...water plant by Christmas, Mr. Manager.

1483 [Chuckles]

1484 **Unk.:** Yeah.

1485 [Inaudible comments]

1486 **Interim Public Works Director Bailey:** It won't take as long as the compensation study
1487 but it...

1488 [Inaudible comments]

1489 **City Manager Evans:** Hey.

1490 **Chair Pro Tem Botel:** And you get [inaudible]...

1491 **Interim Public Works Director Bailey:** No. I did...

1492 **City Manager Evans:** [Inaudible]...

1493 **Interim Public Works Director Bailey:** ...I did, as requested, sir, I reached out to the
1494 vendor, the apparent vendor today, notifying them of the potential action of this Board.
1495 And, as soon as they get a contract and a purchase order, they will be able to turn in...,
1496 they need a demolition permit from the City...

1497 **City Manager Evans:** [Chuckle].

1498 [Chuckles]

1499 **Interim Public Works Director Bailey:** That., that's why I gave you a pause so you.,
1500 but you can completely effect that timeline, sir. And, there is a Health Department process
1501 for demolishing buildings. Obviously, we already have an asbestos survey, that came
1502 back clean, and they have to turn that into Palm Beach County Health Department and
1503 there's about a ten day process for the Health Department also to vet all of our documents
1504 and data. That will start as soon as the contracts, as you mentioned, are executed and
1505 a purchase order is issued. Preferably tomorrow, if not, Wednesday and that will start the
1506 clock. We are tentatively looking at the middle, worst case, the middle of December but
1507 depending on their holiday, we will obviously keep you welly informed 'cause I know
1508 you're going to want to be there when the first piece falls down and the dust flies and the
1509 ribbons and the hats and the., that'll all get scheduled through the Manager's office.

1510 Thank you.

1511 **Councilperson Lanier:** Well, we'll give you 'til New Year's Eve.

1512 [Chuckles]

1513 **Interim Public Works Director Bailey:** Pardon?

1514 [Chuckles and inaudible comments]

1515 **Unk.:** Okay.

1516 **CITY MANAGER EVANS:** Thank you.

1517 **Chairperson Miller-Anderson:** Alright. So, I heard you all did the fast track here, while
1518 I was out. But, okay.

1519 **DISCUSSION AND DELIBERATION**

1520 **Chairperson Miller-Anderson:** Discussion and deliberation.

1521 **7. Chairperson Miller-Anderson:** No. 7.

1522 **City Clerk Anthony:** **REQUEST TO CLOSE THE LIBRARY ON SATURDAY,**
1523 **NOVEMBER 30,2019 IN OBSERVANCE OF THE THANKSGIVING HOLIDAYS.**

1524 **CYNTHIA COBB, LIBRARY DIRECTOR (561) 845-4196**

1525 **City Clerk Anthony:** Madam Chair, we do not have any public comment cards on
1526 this Item. The acceptance of public comment cards on this Item is now closed.

1527 **Chairperson Miller-Anderson:** Alright. Mr. Manager.

1528 **City Manager Evans:** Madam Chair, I will present this Item and then Staff can
1529 provide any [stammer] perspective. Since there is a, a change of service, or a level of

1530 service modification, we did want to get authorization from the Council to consider closing
1531 the library on Saturday, November 30th. This is observance to the Thanksgiving holiday.
1532 This has been done in previous years. So, Staff is here this evening to request that the
1533 Board allow for Staff to close the library on Saturday, November 30, 2019.

1534 **Chairperson Miller-Anderson:** Alright. Any questions or comments from the Board?
1535 Alright. Madam Clerk. Oh, you need...

1536 **City Clerk Anthony:** Madam Chair...

1537 **Chairperson Miller-Anderson:** ...a motion.

1538 **City Clerk Anthony:** ...this is...

1539 **Chair Pro Tem Botel:** So moved.

1540 **Councilperson Lawson:** Second.

1541 **City Clerk Anthony:** Councilperson Lanier?

1542 **Councilperson Lanier:** Yes.

1543 **City Clerk Anthony:** Councilperson Lawson?

1544 **Councilperson Lawson:** Yes.

1545 **City Clerk Anthony:** Councilperson McCoy?

1546 **Councilperson McCoy:** Yes.

1547 **City Clerk Anthony:** Pro Tem Botel?

1548 **Chair Pro Tem Botel:** Yes.

1549 **City Clerk Anthony:** Chair Miller-Anderson?

1550 **Chairperson Miller-Anderson:** Yes.

1551 **City Clerk Anthony:** Unanimous vote.

1552 **BOARD APPOINTMENTS**

1553 **Chairperson Miller-Anderson:** Board appointments.

1554 **8. Chairperson Miller-Anderson:** Item No. 8.

1555 **City Clerk Anthony:** **REAPPOINTMENT OF TWO MEMBERS ON THE CITY'S**
1556 **LIBRARY ADVISORY BOARD.**

1557 **CYNTHIA COBB, LIBRARY DIRECTOR (561) 845-4196**

1558 **City Manager Evans:** Alright.

1559 **Chairperson Miller-Anderson:** Mr. Manager.

1560 **City Manager Evans:** Madam Chair, if I can have our Assistant Library Director
1561 provide a presentation on this Item.

1562 **Assistant Library Director Dickinson:** Good evening. Amy Dickinson.

1563 **Chairperson Miller-Anderson:** Good evening.

1564 **Assistant Library Director Dickinson:** Assistant Director to the Library.

1565 The library is in receipt of two requests for reappointment of current Board members.
1566 Those items were received from Board members, Ms. Irene Jackson, from District 2, and
1567 Mr. Delano Allen from District 3. These parties have acted on the Library Advisory Board
1568 since October of 2015 and would like to continue their service. Their requests have been
1569 provided to you for your review and consideration.

1570 And, I am happy to answer any questions you may have.

1571 **Chairperson Miller-Anderson:** Any questions or comments from the Board? [Pause].
1572 Alright. We need a motion to...

1573 **Chair Pro Tem Botel:** So moved.

1574 **Councilperson Lanier:** Second.

1575 **Chairperson Miller-Anderson:** Madam Clerk.

1576 **City Clerk Anthony:** Councilperson Lawson?

1577 **Councilperson Lawson:** Yes.

1578 **City Clerk Anthony:** Councilperson Lanier?

1579 **Councilperson Lanier:** Yes.

1580 **City Clerk Anthony:** Councilperson McCoy?

1581 **Councilperson McCoy:** Yes.

1582 **City Clerk Anthony:** Pro Tem Botel?

1583 **Chair Pro Tem Botel:** Yes.

1584 **City Clerk Anthony:** Chair Miller-Anderson?

1585 **Chairperson Miller-Anderson:** Yes.

1586 **City Clerk Anthony:** Unanimous vote.

1587 **Chairperson Miller-Anderson:** Thank you.

1588 **DISCUSSION BY CITY MANAGER**

1589 **Chairperson Miller-Anderson:** Discussion by City Manager.

1590 **9. Chairperson Miller-Anderson:** Item No. 9.

1591 **City Clerk Anthony:** **CITYWIDE HOLIDAY PAYMENT PROGRAM**

1592

1593 **City Manager Evans:** Madam Chair, Members of the Board. This Item before you
1594 is to seek authorization from the City Council. In lieu of having a holiday party for
1595 Thanksgiving and Christmas, I've had the opportunity to do an ad hoc survey with
1596 probably about a dozen employees. The question was posed, do you like the holiday
1597 festivities that we have as far as the large lunch for Thanksgiving and Christmas, or would
1598 you be more inclined to accept \$50 for a full-time...

1599 [Chuckle]

1600 **City Manager Evans:** ...employee or \$25 for a part-time employee...

1601 [Inaudible dais comment]

1602 **CITY MANAGER EVANS:** ...and the responses were overwhelming.

1603 [Chuckles]

1604 **City Manager Evans:** The employees would prefer...

1605 **Chair Pro Tem Botel:** Money.

1606 **City Manager Evans:** ...to receive the gift card of \$50 and \$25. We have also
1607 encouraged employees that, if they wanted to have potlucks within their departments,
1608 that they are able to do so but that is at their cost. It's not something that the City would
1609 expend. In previous years, the City has expended about \$20,000 to hold those events,
1610 plus we have a lot of employees that are on shift work, that are unable to attend and then
1611 you lose a lot of productivity associated with the process of having those particular...

1612 **Unk.:** Mhmm.

1613 **City Manager Evans:** ...events. And so, in lieu of that, I think the employees would
1614 appreciate the gesture of having a \$50 gift card for full-time and \$25 gift card for part-
1615 time. If approved, Mr. Sherman would move forward to acquire those, and then we would
1616 also like to work with each Council Member for you to, in essence, adopt a department
1617 and be there to hand out the gift cards to the employees as they appreciate the, the work
1618 that this Board is doing.

1619 So, at this moment, Staff recommends approval of the Item before you this evening.

1620 **Chair Pro Tem Botel:** So moved.

1621 **Councilperson Lanier:** Second.

1622 **Chairperson Miller-Anderson:** Alright.

1623 **Councilperson Lanier:** Discussion?

1624 **Chairperson Miller-Anderson:** Questions? Comments?

1625 **Councilperson Lanier:** The City spent \$20,000 grand on Christmas parties?

1626 **Chairperson Miller-Anderson:** Decorations.

1627 **Councilperson Lanier:** [Chuckle].

1628 **City Manager Evans:** I cannot confirm nor deny that. I wasn't here, but I, I've heard
1629 that it's, it's, it's a pretty...

1630 **Chair Pro Tem Botel:** I wanna know, do we...

1631 **City Manager Evans:** ...expansive shindig.

1632 **Chair Pro Tem Botel:** ...count as full-time or part-time?

1633 **Councilperson Lanier:** I was wondering...

1634 [Chuckles]

1635 **Councilperson Lanier:** Kidding. Kidding.

1636 **Councilperson McCoy:** So, when you say gift cards, what exactly is the gift card?

1637 **City Manager Evans:** So, Mr. Sherman would acquire a, a Visa gift card whereby
1638 the employee would sign and then they, of course, would be taxed associated with that
1639 versus a situation.., we were looking at doing checks but then we would have to remove
1640 all the direct deposits Citywide to be able to issue checks, so the alternative solution was
1641 a gift card. So, it would be a Visa gift card for all the, all the employees.

1642 **Councilperson Lanier:** I'll take the Utility District.

1643 **Councilperson McCoy:** Well, let... Can I finish?

1644 **Councilperson Lanier:** [Chuckle].

1645 **Councilperson McCoy:** Madam Chair?

1646 **Chairperson Miller-Anderson:** Go ahead.

1647 **Councilperson McCoy:** So, here's what I was kinda thinking. So, how many
1648 employees are we talking?

1649 **City Manager Evans:** Part-time and... Full-time employees, I think...

1650 **Chairperson Miller-Anderson:** I think it's in the backup.

1651 **City Manager Evans:** ...it's four hundred and...

1652 **Chairperson Miller-Anderson:** It's on there.

1653 [Inaudible comment]

1654 **Chairperson Miller-Anderson:** It's in the backup.

1655 **City Manager Evans:** Yeah.

1656 **Chairperson Miller-Anderson:** Four hundred and some'...

1657 **City Manager Evans:** Four hundred and fifty-six...

1658 **Chairperson Miller-Anderson:** Fifty-six?

1659 **City Manager Evans:** ...I believe, yes. And...

1660 **Councilperson McCoy:** Okay.

1661 **City Manager Evans:** ...part-time fifty...

1662 **Chairperson Miller-Anderson:** Fifty...

1663 **City Manager Evans:** ...six.

1664 **Chairperson Miller-Anderson:** Yeah.

1665 **Councilperson McCoy:** And what amount does that come up to?

1666 **City Manager Evans:** The total? It's, like, \$24,000. So, the, the costs for the gift
1667 card is \$25,000 versus...

1668 **Councilperson McCoy:** So, a little bit more?

1669 **City Manager Evans:** But you don't lose any productivity. And, the other side of it
1670 is, with firefighters being on different shift' and police officers being on shift, and USD,
1671 you had a lot of employees that wouldn't attend. The Fire Chief and I had a conversation,
1672 a third of his employees...

1673 [Inaudible dais comment]

1674 **City Manager Evans:** ...never get to attend because of the shift work associated
1675 with it. So, they would prefer the gift card versus the chicken and salad or turkey and
1676 salad.

1677 [Inaudible comment]

1678 **Councilperson McCoy:** I understand that. So, my next question is, so we, as
1679 individual Council Members, wouldn't be permitted to use our allocated budget to
1680 purchase gift cards, but we can ratify a decision as body to direct Staff to go out and give
1681 everyone a gift card?

1682 **City Manager Evans:** I would have to defer to the Finance Director as, as how we
1683 would handle that particular process. 'Cause we did have the, the conversation about
1684 that an employee would have to sign and put their employee number, those kinda things.
1685 And then, obviously, they would pay for the taxes associated with that. That was the
1686 cleanest way, as opposed to a process of the special checks where we'd have to remove
1687 the, the payroll.

1688 Mr. Sherman, is there any issues associated with that? I, I know the, the biggest concern
1689 with gift cards, is making sure that it is taxed and we have a mechanism to effectively
1690 ensure that the employees would have to pay taxes on the, the gift cards.

1691 **Finance and Administrative Services Director Sherman:** Cor'..., correct. Now, if
1692 approved tonight, we will contact the bank first thing in the morning and, and order through
1693 TD Bank. They're already on notice, and it'll take, hopefully, less than a week to get them,
1694 so they'll be available, hopefully, Monday but if not, certainly before the holiday. We will
1695 take the cards, we will give them out by, you know, the departments and employee counts
1696 and make sure that they are all handed out to the appropriate people and, and signed off
1697 on.

1698 **Councilperson McCoy:** So, my question was, as individual Members of the body, are
1699 we permitted to use out budgeted funds to go out and purchase gift cards for what we
1700 believing are deserving employees?

1701 **Finance and Administrative Services Director Sherman:** As individual Council?
1702 [Pause]. Um, I, I... [Chuckle].

1703 **City Manager Evans:** I, I think you...

1704 **Finance and Administrative Services Director Sherman:** I think that would be...

1705 **Councilperson McCoy:** Well...

1706 **Finance and Administrative Services Director Sherman:** ...dangerous.

1707 **City Manager Evans:** Yeah.

1708 **Finance and Administrative Services Director Sherman:** Personally.

1709 **Chairperson Miller-Anderson:** So, the answer's no?

1710 [Inaudible comments]

1711 **Finance and Administrative Services Director Sherman:** Yeah.

1712 **Chairperson Miller-Anderson:** Oh...

1713 **Councilperson McCoy:** So...

1714 **Chairperson Miller-Anderson:** ...we can't.

1715 **Councilperson McCoy:** So, so...

1716 **Chairperson Miller-Anderson:** So, how, how can we authorize it?
1717 [Inaudible comment]
1718 **Finance and Administrative Services Director Sherman:** Yeah.
1719 **Councilperson McCoy:** So, what's your answer, Mr. Sherman?
1720 **Finance and Administrative Services Director Sherman:** Yeah. I, I wouldn't advise
1721 that you...
1722 **Councilperson McCoy:** But...
1723 **Finance and Administrative Services Director Sherman:** ...do that.
1724 **Councilperson McCoy:** But, but my question is, so what you're saying is, that
1725 [stammer]..., while we can't do it individually, we can vote collectively and ratify something.
1726 Because I...
1727 **City Manager Evans:** To...
1728 **Councilperson McCoy:** It took me back to the Inspector General's report that talked
1729 about specific allowable expenses.
1730 **Finance and Administrative Services Director Sherman:** Correct.
1731 **City Manager Evans:** And its...
1732 **Finance and Administrative Services Director Sherman:** [Stammer] under our P-
1733 Card policy, you're not allowed to purchase gift cards.
1734 **Councilperson McCoy:** I mean...
1735 **Finance and Administrative Services Director Sherman:** What we're doing is, we're
1736 paying the employees \$50 that happens to be in plastic this time, rather than, you know...
1737 **Councilperson McCoy:** No, no.
1738 **Finance and Administrative Services Director Sherman:** ...though a ACH or a
1739 check.
1740 **Councilperson McCoy:** Mr. Sherman, whether it's a P-Card or we get an invoice from
1741 somebody, would, would Members of the body or elected members, or even
1742 Administration for that matter, be able to go out and purchase gift cards, similar to how
1743 you would purchase..., for instance, if I wanted to purchase floral arrangements for a...
1744 **Finance and Administrative Services Director Sherman:** Yeah.
1745 **Councilperson McCoy:** ...bereavement, would we be permitted to make those
1746 purchases independent?
1747 **Chairperson Miller-Anderson:** You all kinda keep your voices [inaudible].

1748 **Finance and Administrative Services Director Sherman:** No. The, the only time that,
1749 that we purchase gift cards in the past, it's for a City event. When we used to do the
1750 Thursday fun nights, they used to hand out gift cards occasionally. And I believe they,
1751 you know, Parks & Recs probably has done it. I think CRA may have done it in the past
1752 too, but it's...

1753 **Councilperson McCoy:** Sherman...

1754 **Finance and Administrative Services Director Sherman:** ...that's an event.

1755 **Councilperson McCoy:** I'm trying to find out. And I do that because I spoke to Mr.
1756 Evans about...

1757 **Finance and Administrative Services Director Sherman:** Yeah.

1758 **Councilperson McCoy:** ...the Trunk or Treat and the SRO's and I wanted to do it out
1759 of my personal pocket. And then, now that we have this here, my question is very clear,
1760 can I use my budgeted money...

1761 **Councilperson Lanier:** He said no.

1762 **City Manager Evans:** I would s'...

1763 **Councilperson McCoy:** Let me ask the Finance Director, if you don't mind. My
1764 question's very clear, am I able to use my budgeted money to purchase gift cards or other
1765 honorariums such as, you know, gift certificate to a spa or something, for a City
1766 employee?

1767 **City Manager Evans:** I, I think..., and, and this is something that the Attorney can
1768 opine, but I think that the statute talks about bonus programs or what have you, that it has
1769 to be eligible for all employees.

1770 **Finance and Administrative Services Director Sherman:** [Inaudible].

1771 **City Manager Evans:** It can't be something where you pick certain employees. So,
1772 this particular program it's eligible to all the employees...

1773 **Finance and Administrative Services Director Sherman:** All employees.

1774 **City Manager Evans:** ...and they all receive the same amount, so I think that is what
1775 pr'..., creates the difference versus if you were to utilize, you know, any City monies to do
1776 that, is it eligible for all employees to receive the amount that you would look to give to
1777 the other..., the employees that you're looking to recognize. Because there is specific
1778 provisions in the statutes that talk about bonuses or compensation, or performance or...,
1779 that it has to be eligible for all employees. You can't..., 'cause they were giving..., situations
1780 where you would see bonuses that were given to certain employees and not..., but the
1781 statute speaks to it. It has to be a program that is eligible to all employees.

1782 **Chairperson Miller-Anderson:** Do you...

1783 **Councilperson McCoy:** Thank you.

1784 **Chairperson Miller-Anderson:** ...think it's possible to get an opinion? And, and that
1785 way we'll be clear and we won't have to worry about something coming back or wondering
1786 if it's gonna come back?

1787 **City Attorney Wynn:** The opinion on whether you all can do it as a whole...

1788 **Chairperson Miller-Anderson:** Mhmm. As a whole.

1789 **City Attorney Wynn:** ...or individually?

1790 **Chairperson Miller-Anderson:** I know we can't do it as an individual. I mean, but...

1791 **Councilperson McCoy:** Well, well...

1792 **Chairperson Miller-Anderson:** ...as a whole.

1793 **Councilperson McCoy:** ...I, I know we couldn't do it as individuals...

1794 **Chairperson Miller-Anderson:** I know you know that.

1795 **Councilperson McCoy:** ...but, but now...

1796 **Chairperson Miller-Anderson:** [Chuckle].

1797 **Councilperson McCoy:** ...it just presents a very unusual situation where you're asking
1798 us to ratify something...

1799 **Chairperson Miller-Anderson:** Well that's why I'm asking can we get an opinion...

1800 **City Attorney Wynn:** Yes.

1801 **Chairperson Miller-Anderson:** ...so that we don't have to answer that tonight. And,
1802 we can come back with this.

1803 **City Attorney Wynn:** Yes. We'll bring...

1804 **Councilperson McCoy:** Well, so, we can

1805 **Chairperson Miller-Anderson:** And make sure.

1806 **Councilperson McCoy:** We, we can vote on..., approve it but if the opinion is...

1807 **Chairperson Miller-Anderson:** I'm not voting to approve anything that I'm waiting to
1808 hear back whether it's a yes or a no.

1809 **Councilperson McCoy:** Okay.

1810 **Chairperson Miller-Anderson:** I mean.

1811 **Councilperson Lanier:** Madam Chair?

1812 **Chairperson Miller-Anderson:** Yes.

1813 **Councilperson Lanier:** I make a motion that we table this so that [inaudible] an
1814 opinion in regards to...

1815 **Chairperson Miller-Anderson:** If everybody's comfortable. Mr. McCoy?

1816 **Councilperson Lanier:** Yes.

1817 [Pause]

1818 **Chairperson Miller-Anderson:** Alright. Well...

1819 **City Attorney Anthony:** Need a second.

1820 **Chairperson Miller-Anderson:** Does that second stand? Who, who made the motion?
1821 Botel? Are you okay with that?

1822 **Chair Pro Tem Botel:** Yes.

1823 **Chairperson Miller-Anderson:** Second stand?

1824 **Councilperson Lanier:** Yes.

1825 **City Manager Evans:** The...

1826 **Chairperson Miller-Anderson:** You need the date... What were you saying?

1827 **City Clerk Anthony:** Wait... Madam Chair? Hold on. The individuals who made
1828 the motion...

1829 **Chairperson Miller-Anderson:** She said yes.

1830 **City Clerk Anthony:** Okay. But, Ms. Lanier is the one that made the motion to
1831 table. So we need a second to the table.

1832 **Chair Pro Tem Botel:** Second.

1833 **Chairperson Miller-Anderson:** We've done that already.

1834 **City Clerk Anthony:** Once you've done the s'..., I, I know you asked Ms. Botel if she
1835 was okay with that, so are you seconding the mo'...

1836 **Chair Pro Tem Botel:** Yes.

1837 **City Clerk Anthony:** Okay. Now, once you make a motion to table, there is no
1838 longer any discussion.

1839 **Chair Pro Tem Botel:** We're voting on tabling it. Right.

1840 **City Clerk Anthony:** All discussion...

1841 [Inaudible comment]

1842 **City Clerk Anthony:** All discussion ceases.

1843 **Chairperson Miller-Anderson:** So we're done.

1844 **Chair Pro Tem Botel:** We're voting on tabling it.

1845 **City Clerk Anthony:** Okay.

1846 **Chairperson Miller-Anderson:** Go ahead.

1847 **City Clerk Anthony:** Councilperson Lanier?

1848 **Councilperson Lanier:** Yes.

1849 **City Clerk Anthony:** Councilperson Lawson?

1850 **Councilperson Lawson:** Yes.

1851 **City Clerk Anthony:** Councilperson McCoy?

1852 **Councilperson McCoy:** Yes.

1853 **City Clerk Anthony:** Pro Tem Botel?

1854 **Chair Pro Tem Botel:** Yes.

1855 **City Clerk Anthony:** Chair Miller-Anderson?

1856 **Chairperson Miller-Anderson:** Yes.

1857 **City Clerk Anthony:** Unanimous vote.

1858 **Chairperson Miller-Anderson:** Alright. We're gonna make sure...

1859 **City Clerk Anthony:** Please be reminded that...

1860 **Chairperson Miller-Anderson:** ...we're consistent all the way across next time.

1861 **City Clerk Anthony:** ...when this is brought back to the, to the Board, we need to
1862 take it off the table.

1863 **Chairperson Miller-Anderson:** Well, you're gonna help us remember that, right?

1864 **City Clerk Anthony:** Yes, ma'am.

1865 **Chairperson Miller-Anderson:** Okay.

1866 [Chuckles]

1867 **Chairperson Miller-Anderson:** Alright.

1868 **DISCUSSION BY CITY ATTORNEY**

1869 **Chairperson Miller-Anderson:** Discussion by City Attorney. So, if you would like to
1870 mention that, what you talked to Sherman, did you find anything out? And that would be
1871 under your Attorney discussion.

1872 **City Attorney Wynn:** No. I was just trying to make sure that Mr. Evans would have
1873 enough time to actually do this, if you are allowed when we bring it back, and he does.

1874 **Chairperson Miller-Anderson:** Even if they get it after Christmas, it'll be...

1875 **Councilperson Lanier:** They...

1876 **Chairperson Miller-Anderson:** ...I'm sure ...

1877 **Councilperson Lanier:** ...they're gonna be happy [inaudible].

1878 **Chairperson Miller-Anderson:** Happy as well.

1879 **City Attorney Wynn:** So, we'll bring the opinion back, but no further comments.

1880 **Chairperson Miller-Anderson:** Alright.

1881 **City Attorney Wynn:** Thank you.

1882 **Chairperson Miller-Anderson:** Thanks.

1883 **CITY COUNCIL COMMITTEE REPORTS**

1884 **Chairperson Miller-Anderson:** City Council committee reports? [Pause]. Nobody?
1885 Wow.

1886 **STATEMENTS BY THE MAYOR AND CITY COUNCIL**

1887 **Chairperson Miller-Anderson:** Statements by the Mayor and City Council. Starting
1888 with Mr. Lawson.

1889 **Councilperson Lawson:** Thank you, Madam Chair.

1890 **Chairperson Miller-Anderson:** Mhmm.

1891 **Councilperson Lawson:** Just two quick announcements. I wanna thank Vibe 95 for the
1892 turkey drive that they hosted this past weekend. Over a thousand turkeys were given out.
1893 It was an amazing event, great turn out and a lot of the..., my colleagues were there.

1894 We're hosting a networking brunch on December 15th. That's gonna be a network and
1895 brunch where we're gonna actually have some of our department heads. Hopefully, Mr.
1896 Evans will be able to attend to speak to our residents about working with the City, about
1897 contracting with the City, about getting jobs with the City. We have sixty plus positions
1898 available within the City, so we're hoping that our new HR Director will also attend and
1899 just kinda talk to the residents and have a networking bunch just to talk about how we
1900 can, you know, engage with the City together.

1901 On December 17th, we're gonna be have a mental health in the minority community.
1902 We're partnering with Mind Over You, who actually hosted our last symposium. This one
1903 is gonna be addressing mental health within black males, depression within black males,
1904 and also, the crisis that we're experiencing with human trafficking. So, December 17th.
1905 It'll be right here in the Chambers. That's gonna be at 6:30. We're gonna network and
1906 market with some of the consultants, the therapists, mental health therapists that will be
1907 here from 6:30 to about 7:00, and the conversation will start promptly at 7:00 p.m. So
1908 please, residents, if you are able to attend, we'd love for you to come out to both these
1909 events.

1910 **Chairperson Miller-Anderson:** Alright. Ms. Lanier.

1911 **Councilperson Lanier:** I'd just like to quickly, briefly thank Mr. Evans and the City Staff
1912 all over, for their hard work, for their diligence for ensuring that the City continues to run,
1913 and also ensuring that we have the information that we need to be able to make decisions.
1914 I really want to thank the Staff of the City for all of their hard work.

1915 Thank you.

1916 **Chairperson Miller-Anderson:** Thank you. Mr. McCoy.

1917 **Councilperson McCoy:** Thank you, Madam Chair. So, thank you, Councilman
1918 Lawson, for your contribution, and also Vibe 95, for the turkey giveaway that went off
1919 successfully. And thank you, Madam Chair, for your attendance.

1920 **Chairperson Miller-Anderson:** Oh, you're welcome.

1921 **Councilperson McCoy:** I wanted to point out, the Palm Beach Daily News recognized
1922 Jonathan Evans being elected as the Secretary and Treasurer of the City's County and
1923 Management Association. So, congratulations, Mr. Evans.

1924 [Cheers, exclamations applause]

1925 **Councilperson McCoy:** That's it. Thanks.

1926 **City Manager Evans:** Thank you.

1927 **Chairperson Miller-Anderson:** Alright. Ms. Botel.

1928 **Chair Pro Tem Botel:** Congratulations, Mr. Evans.

1929 I have a toy drive I wanted to let people know about. We do have a box in the lobby of
1930 City Hall to deposit toys.

1931 [Inaudible dais comment]

1932 **Chair Pro Tem Botel:** But, these are toys that are exclusively for Riviera Beach
1933 children. And Mr. Evans and I are gonna figure out how they're gonna get distributed.
1934 Maybe we'll..., maybe by the Police Department or the Fire Department. In any case, it's
1935 a group called PBC Management. If you don't want to actually go buy a toy and bring it
1936 to City Hall, you can go on this website, www.rivierabeach.net, very easy,

1937 www.rivierabeach.net, and there's a way you can go on to Amazon and the toys will be
1938 delivered right to this organization that's going to deliver them to our children. That, that
1939 toy drive ends December 11th, so please participate soon.

1940 Also, on December 12th, I'm cohosting a toy drive called Twelve Guitars of Christmas.
1941 You could participate in that and maybe win a really cool guitar. That will be over at DAS
1942 Crat Beer, over at the Singer Island Mall. Again, that's on December 12th, the Twelve
1943 Guitars of Christmas at DAS, at the Singer Island Mall, [stammer] Ocean Mall.

1944 And then, on December 3rd, on a more serious note, Dr. Wihbey and I will be hosting a
1945 meeting of the Palm Beach State College group that's going to be delivering the course
1946 work at our Public Works building. December 3rd at 6:00 o'clock, we will be actually
1947 registering people right there. You'll be getting help with registration, help with tuition and
1948 so forth. So, December 3rd at the Public Works building, which is... What's the address,
1949 Mr. Evans, please? I never can remember it.

1950 **City Manager Evans:** Oh geez. I'll tell you...

1951 **City Clerk Anthony:** 1481 West 15th Street.

1952 **Chair Pro Tem Botel:** Thank you.

1953 **City Manager Evans:** Yeah. Thank you.

1954 **Chair Pro Tem Botel:** 1481 West 15th Street...

1955 **City Manager Evans:** I...

1956 [Chuckle]

1957 **Chair Pro Tem Botel:** ...but it's not...

1958 **City Manager Evans:** I just drive there.

1959 **Chair Pro Tem Botel:** ...really on 15th Street, it's really on 13th Street, so call
1960 somebody and ask. If you're interested in coming to that, please drop me an email so
1961 that we know about how many people are coming. My email address is
1962 jbotel@rivierabeach.org. Again, that's December 3rd at 6:00 o'clock at the Public works
1963 building for the Business Specialist CCC Program that Palm Beach State College is
1964 deliver'..., is delivering right here in Riviera Beach. We have figured out a way to make it
1965 free for people who qualify for financial assistance. So, please, please participate.

1966 Thank you.

1967 **Chairperson Miller-Anderson:** Alright. Mayor Felder.

1968 **Mayor Felder:** Yes. Thank you, Madam Chair.

1969 I have a report concerning the Housing Authority. It has come to my attention that there
1970 have been serious issues that have arisen regarding the Chairperson of the Riviera Beach
1971 Housing Authority, Mr. Delvin Thomas. On Tuesday, October 15, 2019, a police officer

1972 with the City of Palm Bay observed a vehicle on I-95 that was traveling at a high speed,
1973 following vehicles at a unsafe distance, abruptly changing lanes and cutting other vehicles
1974 off. The officer conducted a vehicle check, which revealed that the vehicle was registered
1975 to the City of Riviera Beach Housing Authority. The officer initiated a traffic stop. Further
1976 investigation revealed that Mr. Thomas' driver's license was suspended on February 12,
1977 2018. Mr. Thomas asserted that he was not aware of the suspension. The officer issued
1978 Mr. Thomas a traffic citation for driving with a suspended license without knowledge, and
1979 a citat'..., citation with a mandatory court date for reckless driving. His driver's license was
1980 also seized at the scene and he was told not to drive until his license was reinstated. The
1981 officer contacted Mr. Hurt, Director of the Housing Authority before, during and after the
1982 incident letting him know that the vehicle would be left with Mr. Thomas who stated that
1983 his wife, the City Attorney of Riviera Beach, Florida, would respond to the scene and
1984 transport Mr. Thomas, as well as the vehicle, to Riviera Beach.

1985 I bring this to the Council's attention to let you know that I have discussed this matter with
1986 Mr. Hurt, as well as members of the Housing Authority Board. At the Housing Authority
1987 Board meeting on Tuesday, November 12, 2019, the Board removed Mr. Thomas as
1988 Chairman of the..., as Chairman and directed Mr. Hurt to take possession of the vehicle
1989 within forty-eight hours and develop a policy for the use of a vehicle. You should also be
1990 aware..., aware that, contrary to Mr. Thomas to the Palm Bay police officer, Mr. Thomas
1991 is not married to the City's Attorney for the City of Riviera Beach. Pursuant to Florida
1992 statutes, as Mayor, I have the authority to remove members of the Housing Authority for
1993 three reasons, inefficiency of duty, neglect of duty and misconduct in office. I've asked
1994 the City Attorney to review the circumstances surrounding the situation and Ms. Wynn
1995 has advised that the facts herein do not give a rise to inefficiency of duty, neglect or duty
1996 misconduct in office.

1997 Please be aware that according to documentation I received from Mr. Hurt, Mr. Thomas
1998 term on the Housing Authority Board expires on January 18, 2020.

1999 Thank you.

2000 **Chairperson Miller-Anderson:** Alright. What...

2001 **Councilperson McCoy:** I don't understand what he just did. So, can I ask a question?

2002 **Chairperson Miller-Anderson:** Pull your mic down.

2003 **Councilperson McCoy:** So, I guess, I didn't understand. So, are you saying you
2004 removed him for misconduct?

2005 **Mayor Felder:** No. I..., we did a investigation about what it was, because I got a call
2006 that he stated that the City Attorney, our City Attorney, was his wife, stated for the police,
2007 which he denies that. So, we investigated, he was driving with a suspended license. So,
2008 we didn't find any misconduct. Talking to Mr. Hurt, the Director, his term will be up 2020,
2009 I will not reinstate him.

2010 **Chairperson Miller-Anderson:** Alright. Okay. Anything else?

2011 **Chair Pro Tem Botel:** [Inaudible] twenty'. Excuse me. When in 2020?
 2012 **Mayor Felder:** January, 2020.
 2013 **Chair Pro Tem Botel:** Oh, okay.
 2014 **Chairperson Miller-Anderson:** Anyone else, about..., regarding that? Alright. And I, I
 2015 don't have any comments at this time.

2016 **ADJOURNMENT**

2017 **Chairperson Miller-Anderson:** With that, we stand adjourned.

2018 [Gavel]

2019 [End Of video]

2020 **City Employees, Public Comment Speakers and Others**

2021	Schmidt Nichols – Josh Nichols	Mr. J. Nichols
2022	Stuart Hankin	Mr. S. Hankin
2023	Acting Development Services Director Jeff Gagnon	
2024	Acting Development Services Director Gagnon	
2025	Dr. Jean Wihbey	Dr. J. Wihbey
2026	Lloyd Brown	Mr. L. Brown
2027	Allen Schultz	Mr. A. Schultz
2028	Doretta Paulk	Ms. D. Paulk
2029	Erica Davis	Ms. E. Davis
2030	Interim Public Works Director Terrence Bailey	
2031		Interim Public Works Director Bailey
2032	Finance and Administrative Services Director Randy Sherman	
2033	Finance and Administrative Services Director Sherman	
2034	Assistant Library Director Amy Dickinson	Assistant Library Director Dickinson
2035		
2036		

2037 **APPROVED:**

2038

2039

2040

2041

2042 **RONNIE L. FELDER**
2043 **MAYOR**

KASHAMBA MILLER-ANDERSON
CHAIRPERSON

2044

2045

2046 **ATTEST:**

2047

2048

2049 **CLAUDENE L. ANTHONY**
2050 **CERTIFIED MUNICIPAL CLERK**
2051 **CITY CLERK**

JULIA A. BOTEL, Ed.D
CHAIR PRO TEM

2052

2053

TRADRICK MCCOY
COUNCILPERSON

2054

2055

2056

2057

SHIRLEY D. LANIER
COUNCILPERSON

2058

2059

2060

2061

DOUGLAS A. LAWSON
COUNCILPERSON

2062

2063

2064 **MOTIONED BY:** _____

2065

2066 **SECONDED BY:** _____

2067

2068 **T. MCCOY** _____

2069 **K. MILLER-ANDERSON** _____

2070

2071 **S. LANIER** _____

2072

2073 **J. BOTEL** _____

2074

2075 **D. LAWSON** _____

2076

DATE APPROVED: JANUARY 8, 2020