

**CITY OF RIVIERA BEACH
REGULAR CITY COUNCIL MEETING
JUNE 2, 2021
6:00 p.m.**

PRESENT AT MEETING¹:

MAYOR RONNIE FELDER	MAYOR FELDER
CHAIRPERSON SHIRLEY D. LANIER, DISTRICT 1	CHAIRPERSON LANIER
CHAIR PRO TEM KASHAMBA MILLER- ANDERSON. DISTRICT 2	CHAIR PRO TEM MILLER-ANDERSON
COUNCILPERSON TRADRICK MCCOY, DISTRICT 1	COUNCILPERSON MCCOY
COUNCILPERSON DOUGLAS A. LAWSON, DISTRICT 5	COUNCILPERSON LAWSON
COUNCILPERSON JULIA A. BOTEL DISTRICT 4	COUNCILPERSON BOTEL
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 131

1 **CITY OF RIVIERA BEACH**
2 **PALM BEACH COUNTY, FLORIDA**
3 **MINUTES OF THE CITY COUNCIL MEETING**
4 **HELD JUNE 23, 2021, 6:00 p.m.**
5

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

8 **CALL TO ORDER**

9 **Chairperson Lanier:** Good afternoon. We will call the Regular City Council meeting
10 for June 23, 2021.

11 **ROLL CALL**

12 **Chairperson Lanier:** We will start with roll call.

13 **City Clerk Anthony:** Mayor Ronnie Felder?

14 **Mayor Felder:** Here.

15 **City Clerk Anthony:** Chairperson Shirley Lanier?

16 **Chairperson Lanier:** Here.

17 **City Clerk Anthony:** Chair Pro Tem KaShamba Miller-Anderson?

18 **Chair Pro Tem Miller-Anderson:** Present.

19 **City Clerk Anthony:** Councilperson Tradrick McCoy? [Pause]. Councilperson
20 Douglas Lawson?

21 **Councilperson Lawson:** Here.

22 **City Clerk Anthony:** Councilperson Julia Botel?

23 **Councilperson Botel:** Here.

24 **City Clerk Anthony:** City Manager Jonathan Evans?

25 **City Manager Evans:** Present.

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

28 **City Attorney Wynn:** Here.

29 **City Clerk Anthony:** Thank you, Madam Chair.

30 **INVOCATION**

31 **PLEDGE OF ALLEGIANCE**

32 **Chairperson Lanier:** Yes. We will follow with the Pledge of Allegiance, by
33 Councilman Lawson.

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

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

37 **AGENDA APPROVAL**

38 **ADDITIONS, DELETIONS, SUBSTITUTIONS**

39 **Chairperson Lanier:** Are there any additions, deletions or substitutions for this
40 [stammer] Agenda?

41 **Councilperson Lawson:** Madam Chair?

42 **Chairperson Lanier:** Yes. Go ahead.

43 **Councilperson Lawson:** I want to add an addition. I emailed it out, or had Staff email
44 it out today. It's a community benefits request for Youth Rec. We've given, we've given
45 to that organization before. It's a request for an application of \$500.

46 **Chairperson Lanier:** Okay. Very good. Madam Clerk, could you...

47 **Chair Pro Tem Miller-Anderson:** Ma'...

48 **Chairperson Lanier:** ...add that Item?

49 **Chair Pro Tem Miller-Anderson:** Ma'..., Madam Chair?

50 **Chairperson Lanier:** Yes.

51 **Chair Pro Tem Miller-Anderson:** Is it Youth Recreation Association? Or, Youth
52 Rec?

53 **Councilperson Lawson:** I'm sorry. Youth Recreation Association.

54 **Chair Pro Tem Miller-Anderson:** Okay.

55 **Councilperson Lawson:** Yes, ma'am.

56 **Chair Pro Tem Miller-Anderson:** I'm sorry. Did he say how much?

57 **Councilperson Lawson:** \$500. Yes, ma'am.

58 **Chair Pro Tem Miller-Anderson:** Okay.

59 **City Clerk Anthony:** Madam Chair, Members of the Board, Mr. Lawson, the
60 application that was submitted by your legislative assistant indicated \$1,000. So,
61 [stammer] reducing it to \$500?

62 **Councilperson Lawson:** I think the approved amount on Page 2 was \$500. The
63 request was \$1,000, but the approved amount was \$500.

64 **City Clerk Anthony:** Okay. Thank you.

65 **Councilperson Lawson:** Thank you, Madam.

66 **Chairperson Lanier:** Are there any other additions, deletions or substitutions?
67 Manager? Mayor?

68 **City Manager Evans:** Madam Chair, there are some that the Clerk will read into the
69 record.

70 **Chairperson Lanier:** Very good. Madam Clerk.

71 **City Clerk Anthony:** Madam Chair, Members of the Board, in addition to the
72 community benefit that was added the Agenda, which is Item No. 4A, Item No. 10 and
73 Item No. 16 have been removed from the Agenda and will be on the July 7, 2021 Regular
74 City Council meeting Agenda.

75 **Chairperson Lanier:** Very good.

76 **DISCLOSURES**

77 **Chairperson Lanier:** Are there any disclosures by Council? Mayor?

78 **Councilperson Lawson:** Madam Chair?

79 **Chairperson Lanier:** Yes.

80 **Councilperson Lawson:** I just wanted to disclose that I will have to be leaving the
81 meeting early tonight, due to a prior obligation. And, being that I won't be here for
82 comments, I wanted to acknowledge the Family of the Atkins and Gordon Family. We
83 lost a young man from our community far too young. And, I just wanted to give them my
84 condolences.

85 Thank you.

86 **Chairperson Lanier:** Thank you.

87 **ADOPTION OF AGENDA**

88 **Chairperson Lanier:** Can I get a motion to adopt the Agenda?

89 **Councilperson Botel:** So moved.

90 **Councilperson Lawson:** Second.

91 **Chairperson Lanier:** Madam Clerk.

92 **City Clerk Anthony:** Councilperson Botel?

93 Councilperson Botel: Yes.
94 City Clerk Anthony: Councilperson Lawson?
95 Councilperson Lawson: Yes.
96 City Clerk Anthony: Pro Tem Miller-Anderson?
97 Chair Pro Tem Miller-Anderson: Yes.
98 City Clerk Anthony: Chair Lanier?
99 Chairperson Lanier: Yes.
100 City Clerk Anthony: Motion approved.

101 **CONSENT AGENDA**

102 Chairperson Lanier: We are at our Consent Agenda.

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

109 **MINUTES**

110 **RESOLUTIONS**

111 1. RESOLUTION NO. 50-21 A RESOLUTION OF THE CITY COUNCIL OF THE
112 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA TO ACCEPT THE
113 INTERLOCAL AGREEMENT FROM PALM BEACH COUNTY DEPARTMENT OF
114 PUBLIC SAFETY THROUGH THE BOARD OF COUNTY COMMISSIONERS, PALM
115 BEACH COUNTY, FLORIDA, AND THE CITY OF RIVIERA BEACH, FLORIDA;
116 PROVIDING REIMBURSEMENT IN AN AMOUNT NOT TO EXCEED \$401,700 FROM
117 OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2024 FOR CONTINUED FULL-TIME
118 CASE MANAGER STAFFING AND FULL-TIME COMMUNITY
119 COORDINATOR STAFFING AND SUPPORT TO THE CIVIL DRUG COURT FOR
120 SERVICES TO CLIENTS AFFECTED BY MENTAL HEALTH AND SUBSTANCE
121 ABUSE ; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THIS
122 AGREEMENT AND AUTHORIZING THE FINANCE DIRECTOR TO SET UP THE
123 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

124 FELICIA SCOTT, PROGRAM MANAGER, 561-840-4824

125 2. RESOLUTION NO. 63-21 A RESOLUTION OF THE CITY COUNCIL OF THE
126 CITY OF RIVIERA BEACH, PALM BEACH COUNTY FLORIDA APPROVING THE 2021
127 JULY 4TH FIREWORKS DISPLAY CONTRACT; AND PROVIDING AN EFFECTIVE
128 DATE.

129 RICHARD BLANKENSHIP, DIRECTOR OF PARKS & RECREATION, 561-845-4070

130 3. RESOLUTION NUMBER 65-21 A RESOLUTION OF THE CITY COUNCIL OF
131 THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING
132 SETTLEMENT IN THE CASE OF MAGDALA DESORMEAUX V. THE CITY OF
133 RIVIERA BEACH AND MALCOLM A. SCARLETT, CASE NO.:
134 502019CA002414XXXXMB; AUTHORIZING GALLAGHER BASSETT TO MAKE
135 PAYMENT IN THE AMOUNT OF ONE HUNDRED AND TWENTY FIVE THOUSAND
136 DOLLARS (\$125,000.00) AS FULL AND FINAL SETTLEMENT; AND PROVIDING AN
137 EFFECTIVE DATE.

138 DAWN S. WYNN, CITY ATTORNEY, 561-845-4069

139 4. RESOLUTION NUMBER 71-21 A RESOLUTION OF THE CITY COUNCIL OF
140 THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING
141 THE MAYOR AND CITY CLERK TO EXECUTE THE STATE HIGHWAY LIGHTING,
142 MAINTENANCE, AND COMPENSATION AGREEMENT BETWEEN THE CITY OF
143 RIVIERA BEACH AND FLORIDA DEPARTMENT OF TRANSPORTATION FOR
144 STREET LIGHT MAINTENANCE ON STATE ROADS WITHIN THE CITY OF RIVIERA
145 BEACH IN THE AMOUNT OF \$180,514.40 ANNUALLY; AND PROVIDING AN
146 EFFECTIVE DATE.

147 TERRENCE BAILEY, CITY ENGINEER, 561-845-4080

148 **COMMUNITY BENEFITS REQUESTS ON CONSENT**

149 **Chairperson Lanier:** Anyone wants to pull an Item from the Consent Agenda?
150 [Pause]. Can I...

151 **Councilperson Lawson:** No.

152 **Councilperson Botel:** Move..., move to adopt the Consent Agenda.

153 **Chairperson Lanier:** Can I get a motion to [stammer] approve the Consent
154 Agenda?

155 **Chair Pro Tem Miller-Anderson:** Second.

156 **Councilperson Botel:** Move to approve the Consent Agenda.

157 **Councilperson Lawson:** Second.

158 **Chair Pro Tem Miller-Anderson:** Second.

159 **Chairperson Lanier:** Clerk.

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

161 **Councilperson Lawson:** Yes.

162 **City Clerk Anthony:** Councilperson Botel?

163 **Councilperson Botel:** Yes.

164 **City Clerk Anthony:** Pro Tem Miller-Anderson?

165 **Chair Pro Tem Miller-Anderson:** Yes.

166 **City Clerk Anthony:** Chair Lanier?

167 **Chairperson Lanier:** Yes.

168 **END OF CONSENT AGENDA**

169 **Chairperson Lanier:** We're at the end of our Consent Agenda.

170 **UNFINISHED BUSINESS**

171 **PETITIONS AND COMMUNICATIONS FOR FILING**

172 **AWARDS AND PRESENTATIONS**

173 **Chairperson Lanier:** We are at awards and presentations? Madam Clerk.

174 **5. City Clerk Anthony:** Item No. 5.

175 **City Clerk Anthony:** **PRESENTATION ON THE RIVIERA BEACH EVENT**
176 **CENTER, LLC FROM JOLINDA HERRING.**

177 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have any
178 public comments on this Item. The acceptance of public comments on this Item is now
179 closed.

180 **Chairperson Lanier:** Mr. Evans.

181 **City Manager Evans:** Madam Chair and Members of the Board, this Item before you
182 this evening is a presentation concerning the New Market Tax Credit unwinding options.
183 The reason that this Item is being presented to the City Council, is that invariably, the
184 decision that the Board., or the direction that the Board will provide Staff, will have some
185 impact, whether it's on the City and the CRA side.

186 At this particular moment, we have joining us virtually, Mr. Bob Reid and Ms.
187 JoLinda Herrington from Bryant, Miller & Olive. And they'll be making the presentation.

188 **Ms. J. Herring:** Good evening. Mrs. JoLinda Herring with Bryant, Miller & Olive.
189 And, we are here to present on the New Markets Tax Credit transaction.

190 Just for introduction, the original New Markets Tax Credit transaction closed on
191 July 8, 2014. And so, New Markets Tax Credit is really just a source of refinancing for
192 communities and distressed and urban areas. And investors generally receive a credit
193 against their federal income taxes for making the investment. For the investor, it's a seven
194 year credit period. And so, we are now at that seventh year, and it is at this point that we
195 look to unwind a transaction.

196 I'd like to introduce to you my partner, Bob Reid, who you have seen before, to talk
197 about the financing structure and some of the options for the unwind on a New Markets
198 Tax Credit transaction.

199 **Mr. R. Reid:** Alright. Good evening everyone. We prepared this presentation to help
200 expedite and facilitate a conversation, sort of about what do we do now?

201 The.., and best to sort of start with going back seven years ago to how the
202 presentation was.., or, how the financing structure was, was put together and what was
203 the intent of it. Let's go to slide two.

204 Okay. The.., as you remember, the City leased the land underneath where the
205 Event Center was built to the Riviera Beach Event Center, LLC. Now, this is a single
206 member limited liability company that is.., whose member is the Riviera Beach
207 Community Development Entity, CDE, which is an exempt organization, which means the
208 Riviera Beach Event Center, LLC is also treated as an exempt organization, as part of
209 the CDE.

210 Now, the Riviera Beach CRA funded.., they were gonna pay for the project. They
211 didn't have enough money on hand. So, they wanted to use New Market Tax Credits, so
212 they funded what money they had through a recoverable grant to the CDE to enable the
213 CDE to act as a lender to funnel that money into the New Market Tax Credit structure so
214 that they would be able to use that then to leverage their monies to build the Event Center.
215 And, also, sort of places the CDE at sort of the lynchpin of what.., how this financing is
216 unwound at the end of the seven year compliance period.

217 The CDE used that money and funded a loan to the investment fund in the New
218 Market Tax Credit structure, \$4,761,400. And, the CRA entered into a master lease
219 agreement with the Event Center, LLC in order to basically provide the financial strength
220 to Event Center, LLC so that they could participate in the Event.., in, in the New Market
221 Tax Credit structure. So, it's kind of a circle there among these three entities.

222 So, the Riviera Beach CRA was paying a sizable rent payment and taking on
223 obligations to make monthly lease payments to the Event Center, LLC so that they would
224 have the financial ability to repay the New Market Tax Credit plan. Next slide.

225 Now, what happened.., or, or is going to happen to unwind the New Market Tax
226 Credit financing? The investment fund has to which the CDE loaned the \$4MM and
227 change, has the right to exercise a put option that basically t ells the CDE, as their lender
228 that, you know, thanks for your loan. I appreciate it. I don't feel like paying you back.
229 Instead of that, I'm going to give you my ownership interest in the investment fund.

230 And, once that occurs, the, the transfer of the ownership interest, that triggers a
231 redemption of the investment fund's interest in the CDE, which doesn't have, you know,
232 the \$7MM plus cash on hand. So, it distributes to the CDE the notes and loan agreement
233 and mortgage, lease hold mortgage, that it has that represent the loan of the New Market
234 Tax Credit financing proceeds to Riviera Beach Event Center.

235 And, once that happens, all of the non-Riviera Beach players, in the New Market
236 Tax Credit financing, are out of the picture. They're gone. So we just have the Event
237 Center, as the lessee from the City, owing the CDE a bunch of money, the CDE, under
238 recoverable grant, owing a bunch of money to the CRA, and the CRA being the master
239 tenant and obligation to pay a bunch of rent and operating expenses and everything. Next
240 slide.

241 Now, what we have here, is the, of course, the City continues to own the land under
242 the Event Center. The Event Center owes, as I said, the CDE \$6,790,000 in mortgage
243 loans. The CDE owes the CRA a recoverable grant, the CRA is the master tenant and
244 owes lease.., sizable lease payments to the Event Center, LLC. Next slide.

245 Now, with this now in this position, or will be in a, in a month or so, we've, you
246 know, the questions that need to be addressed is, you know, which entity.., we have the
247 Riviera Beach Event Center, Riviera Beach CDE, Riviera Beach CRA and the City of
248 Riviera Beach. Which one is gonna be in the best position to undertake the long term
249 operations, marketing, maintenance of the Event Center, as a facility? Is that gonna be
250 the City? The CRA? The Event Center, LLC? The CDE? Or, a third party?

251 Now, is there any reason to transfer the ownership of the underlying property to
252 another party? And the City owns it, is there any reason that the City would need to, or
253 want to, transfer that ownership to someone else? Like, the CRA, for example? Does it
254 make sense to transfer the ground lease from Riviera Beach Event Center to the CRA,
255 regardless of who ultimately manages the Event Center, or simply, leave it as it is, current
256 leases in place, or cancel the lease and put the City back in direct operating control? Next
257 slide.

258 We have, as we talked about, a bunch of circular debt going on. What do we do
259 with the debt? And again, the Event Center owes \$6,790,000 to the CDE now, which
260 represents the result of cancellation of the \$4,761,400 leverage loan that they made to
261 the investment fund?

262 The CDE owes a recoverable grant, and the.., in the amount of \$4,761,400 to the
263 CRA. The assignment of the mortgage loans to the CDE, or rather [stammer], you know,
264 there can be an assignment of the mortgage loan by the CDE to the CRA, for example,
265 by way of repaying that recoverable grant.

266 The CRA could then cancel, satisfy, whatever, all of those mortgage loans, or the
267 CDE could cancel those mortgage loans. And thus, eliminate all of the current debt on
268 the Event Center property. And ultimately, that's going to be one of the things that's going
269 to happen. Next slide.

270 Answers to these questions can result in providing a direction for the City, the CRA
271 and the CDE to move in. Once a decision is made as to the long term responsibility for
272 the Event Center, the corresponding transactions between the three parties, or four
273 parties, can be structured. Unless there is a need to preserve some or all of the current
274 debt, all of the debt can be extinguished.

275 The recoverable grant was a mechanism to infuse CRA equity into the New Market
276 Tax Credit financing. So, an elimination of the related New Market Tax Credit debt, in
277 essence, places the parties back in their original position, that they spent their equity to
278 build the Event Center, and the balance of the money derived from the New Market Tax
279 Credit financing essentially converts into equity. Next slide.

280 Option 1, possible direction. CRA retains management. To achieve this option,
281 you would take the following steps. The CDE transfers and assigns the mortgage notes
282 to the CRA in satisfaction of the recoverable grant. The CRA and the Event Center, LLC
283 agree to terminate the master lease in exchange for an assignment of the ground lease
284 in cancellation of the mortgage debt to the CRA. The City and the CRA amend the ground
285 lease to a new ground lease to reflect the new terms, if any changes are needed going
286 forward. Next slide.

287 Option 2, is the City takes over management. Again, the City is the underlying
288 owner of the land. So, in this situation, the CDE again assigns the mortgage notes to the
289 CRA in satisfaction of the recoverable grant. The CRA and the Event Center agree to
290 terminate the master lease in a.., exchange for cancelling the notes. Again, remember,
291 the CRA has substantial obligations under the master lease. Then, the Event Center,
292 LLC and the City agree to terminate the ground lease.

293 This results in the City back as the owner, having full control over the Event Center,
294 and the other parties are out of the picture. Next slide.

295 Option 3, possible direction. RBCDE, the CDE, takes over management. In this
296 scenario, the CDE and the Event Center agree that the Event Center transfers its ground
297 lease to the CDE in exchange for the cancellation of the \$6,790,000 mortgage notes. The
298 CDE and the CRA agree to cancel the recoverable grant in exchange for termination of
299 the master tenant lease, which relieves the CRA from all those obligations.

300 Then the City and the CDE enter into an amendment or restated ground lease to
301 reflect whatever terms the CDE and the City want, on a going forward basis. Next slide.

302 Effective options on the City, CRA and CDE. Ongoing expenditures. Now, and
303 within this, there's not only operating, there is marketing, there's maintenance, and I
304 believe there's still some buildout that's required for the Event Center. So, you know,
305 those are the long term obligations that we are talking about.

306 Now, under Option 2 or Option 3, the CRA is removed of all ongoing obligations,
307 under this scenario. And, either, as the case may be, the CDE or the City assumes all of
308 those obligations. Under Option 1, the CRA retains that full responsibility and obligation
309 for these ongoing expenses of the Event Center, relieving the City and the CDE of those
310 obligations.

311 Now, if.., somewhat depending on how the City acquired the underlying land, if the
312 City acquired the land with proceeds of tax exempt bonds that are still outstanding, the
313 City, or whoever ultimately winds up being there, would.., could have a third party do the
314 management, but, it would be restricted to what's called a Qualified Management
315 Agreement.

316 If the land was either not purchased with tax exempt bond proceeds, or those
317 bonds are no longer outstanding, then the party, whoever winds up being the ultimate
318 responsible party, City, CRA, CDE, they would be able to enter into whatever kind of
319 agreement, if they wanted to, with a third party for the ongoing operations, maintenance,
320 expenses, buildout, whatever, of the Event Center.

321 With that, open it to any questions.

322 **Councilperson Botel:** Madam Chair?

323 **Chairperson Lanier:** Yes. You're recognized.

324 **Councilperson Botel:** Thank you.

325 Thank you, Mr. Reid. I really appreciate your expertise in these areas. I only have
326 one suggestion, and that is you gotta hire somebody to do your slides because I can't see
327 them. [Chuckle]. I can't see the white on the pale, and I, I bet people...

328 **Mr. R. Reid:** Yeah.

329 **Councilperson Botel:** ...watching at home have a hard time...

330 **Mr. R. Reid:** I, I...

331 **Councilperson Botel:** ...as well.

332 **Mr. R. Reid:** ...I make no pretense of...

333 **Councilperson Botel:** Well, black text next time would be good.

334 **Mr. R. Reid:** ...being a graphic artist.

335 **Councilperson Botel:** [Chuckle].

336 **Mr. R. Reid:** And I, I...

337 **Councilperson Botel:** I have a question.

338 **Mr. R. Reid:** ...I apologize for that. I was actually having some...

339 **Councilperson Botel:** I, I....

340 **Mr. R. Reid:** ...trouble reading...

341 **Councilperson Botel:** ...have a question.

342 **Mr. R. Reid:** ...[inaudible].

343 **Councilperson Botel:** Maybe it's for Mr. Evans. What is the date of the..., what's the
344 end date for the CRA?

345 **City Manager Evans:** I believe it is nineteen years remaining for the CRA to sunset.

346 **Councilperson Botel:** Okay. So, if we went with Option 1, where the CRA retain
347 management, then after nineteen years, we'd have to do something different anyway,
348 right?

349 **City Manager Evans:** Conceivably...

350 **Councilperson Botel:** Okay.

351 **City Manager Evans:** ...yes.

352 **Councilperson Botel:** Okay.

353 **Councilperson Lawson:** Madam Chair?

354 **Chairperson Lanier:** Yes. You're recognized.

355 **Councilperson Lawson:** I guess this question will be so..., more so for Mr. Evans. Has
356 the Event space been profitable...

357 **Councilperson Botel:** Oh.

358 **Councilperson Lawson:** ...since the CRA has taken over management, over the last
359 years of operating?

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

361 **Chairperson Lanier:** Yes. Go ahead.

362 **City Manager Evans:** No, it has not. It actually has been a, a losing proposition.
363 And that is actually gonna be some of the things that we talk about as part of our budget
364 sessions. And, some ideas and solu'.., solutions that we have to make it more profitable
365 and, and try to get it to where it's at least a break even proposition. But, no, it is not
366 generating revenue.

367 **Councilperson Lawson:** Okay. And then, follow up. If a third party was an option of
368 management of the Event space, they would still be obligated to the fifty year land lease,
369 correct? Mr. Evans?

370 **City Manager Evans:** I'm sorry, Councilman. If you could repeat the question.

371 **Chairperson Lanier:** Well...

372 **Councilperson Lawson:** If...

373 **Chairperson Lanier:** No. Go ahead. I, I didn't hear you.

374 **Councilperson Lawson:** No problem.

375 If a, a third party was one of the options as management, they would be under the
376 fifty year land lease, that would be required, that would be the max for the l'.., the terms,
377 that they could operate with a third party?

378 **City Manager Evans:** I don't know if it, it incorporates this particular parcel. Scott
379 Evans is on the line. He may be able to provide some additional insight, in regards to
380 that.

381 But also, in Phase 2 of the Marina Development, it is contemplated that there is a
382 possibility to discuss the feasibility of a private vendor operating the, the operations here.

383 Mr. Evans, are you there?

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

385 **CRA Director Evans:** Yes. The City, the City of Riviera Beach owns the land. So,
386 any restrictions [audio skipped] any ownership of the City would apply to any agreement
387 that [inaudible].

388 **Councilperson McCoy:** Who's talking?

389 **City Clerk Anthony:** Madam Chair, Members of the Board?

390 **Chairperson Lanier:** Yes. Go ahead.

391 **City Clerk Anthony:** I don't believe it was recognized that Mr. McCoy is now sitting
392 on the dais.

393 **Councilperson Botel:** [Inaudible].

394 **Councilperson McCoy:** Who?

395 **City Clerk Anthony:** So let us recognize that he's now sitting on the dais.

396 **Chairperson Lanier:** Alright. Very good. Thank you. Go ahead, Mr. Scott Evans.

397 **CRA Director Evans:** Yes. I guess you might be having some trouble with my audio.
398 But, [audio muffled].

399 **Chairperson Lanier:** No. We're not gonna be able to hear that.

400 **CRA Director Evans:** ...[inaudible] owns the land. [Inaudible].

401 **City Manager Evans:** Madam Chair, I think...

402 **CRA Director Evans:** [Inaudible].

403 **Chairperson Lanier:** Yeah. There's some problem with your audio.

404 **CRA Director Evans:** So any restrictions [audio skipped]...

405 **Chairperson Lanier:** Mr. Scott Evans.

406 **CRA Director Evans:** [Inaudible].

407 **Chairperson Lanier:** Mr. Evans.

408 **CRA Director Evans:** ...[inaudible]...

409 **Chairperson Lanier:** Scott Evans.

410 **CRA Director Evans:** ...[inaudible].

411 **Chairperson Lanier:** Mr. Scott Evans.

412 **CRA Director Evans:** ...the City owns the land.

413 **Chairperson Lanier:** Mr. Scott Evans.

414 **Councilperson Botel:** Earth to Scott.

415 **Chairperson Lanier:** Mr. Scott Evans, we cannot hear you. The, the audio is, is not
416 functioning properly for us to understand what you're saying. We're gonna let Mr. Evans
417 at least try and answer that question. We just cannot understand what you're saying on
418 the phone.

419 **City Manager Evans:** Madam Chair, I believe what Mr. Evans was stating that
420 whatever..., since the property is owned by the City of Riviera Beach, whatever stipulations
421 run with the property. I'm not a hundred percent sure if the Charter provision that prohibits
422 any lease longer than fifty years actually is on this particular property, but I can find that
423 information out and provide that to the Board, prior to your next discussion on this topic.

424 **Councilperson Lawson:** And, that I think would assist with making a decision I would
425 move forward and progress. Because a third party vendor, being that the CRA hasn't
426 been fiscally sound with management of this Event space, possibly looking at a third party
427 vendor. But then also making sure that it is exclusive rights and first right of refusal for
428 City uses.

429 So, I., there's a lot of discussions that we have to go into. But with a New Market
430 Tax Credits, I believe Mr. Reid, just for layman's terms and understanding, essentially,
431 with the New Market Tax Credit, we saved about \$2MM utilizing those tax credit, based
432 on the number that you provided?

433 **Mr. R. Reid:** In round numbers, yes.

434 **Councilperson Lawson:** Okay. So, Mr. Evans, how do we take advantage of these
435 moving forward? Because these tax credits seemed to have save the City \$2MM. It looks
436 like it's a program that we implanted to most of the development that we're doing.

437 **City Manager Evans:** So, I just received confirmation from Mr. Evans that the fifty
438 year provision actually does run with this particular property.

439 **Councilperson Lawson:** Gotcha.

440 **City Manager Evans:** And the question with regards to the, the New Market Tax
441 Credit program and the CDE, was the question of how this...

442 **Councilperson Lawson:** Yes, sir.

443 **City Manager Evans:** ...how this venue... Well, re'..., related to this, there is some
444 opportunities to, to continue to utilize this vehicle for other opportunities.

445 **Councilperson Lawson:** Mhmm.

446 **City Manager Evans:** This particular component was actually discussed as a,
447 another tool in the proverbial toolbox to assist with the Phase 2. So, it's not something
448 that's outside of the ordinary, that this can be another vehicle that the City can utilize, or
449 the CRA could utilize to obtain New Market Tax Credit for subsequent projects.

450 **Councilperson Lawson:** Excellent. So, based upon the options, I know tonight's just a
451 discussion item and I'm, I'm sure you just want some direction. I think third party
452 management may be the best, if we can negotiate a good deal. But a better deal than
453 we've done in the past with other projects. I, I've seen that we haven't done a good job
454 with negotiating certain deals prior to Administration's Staff.

455 I wanna make sure that we get the best deal possible with a third party, leaving
456 management with the CRA but ha'..., I'm sorry, leaving ownership with the CRA, but
457 actually allowing for management from a third party vendor. 'Cause if we're gonna bring
458 in a developer to bring..., to develop this municipal Phase 2 project..., I'm sorry, Marina
459 Phase 2 project, then we wanna make sure that it's managed properly, and obviously,
460 financially sound, for the City.

461 Thank you, sir.

462 **Chairperson Lanier:** Yes. Very good. Any other questions?

463 **Councilperson McCoy:** Madam Chair?

464 **Chairperson Lanier:** Yes. You're recognized.

465 **Councilperson McCoy:** Thank you, Madam Chair.

466 Mr. Evans, would you know exactly, or Mr. Reid, exactly what those significant, or
467 substantial, obligations by the CRA are? That prevents it from being profitable?

468 **City Manager Evans:** Well, one of the, one of the challenges we have is that the
469 facility is not charging what market rate would be for the facility. In addition to, we even
470 had the conversation, as much as we love to host our meetings here, City Council
471 meetings or CRA meetings, or events here, there is a lost revenue opportunity to the tune
472 of approximately \$100,000 over the last year in regards to all the meetings that we've had
473 in these spaces.

474 So, as part of the budget process, we're looking at how the City can conceivably
475 transfer monies to the CRA for the purposes of activities and events that the City has in
476 this meeting space. So, we have looked at some costs as it relates to operational
477 expenditures. And now, we're at the point where there has to be some additional capital
478 investments in the facility.

479 But we do wanna have a robust conversation with the Board as part of the budget
480 process to show you the financials, and then look at some opportunities to generate
481 additional revenue and attempt to make it some'.., somewhat more profitable. These
482 banquet facilities are definitely hard to manage and generate as much revenue as
483 possible when you don't have that critical mass of a hotel on the campus or restaurants,
484 or a lot of other activities to utilize the space.

485 We think with subsequent redevelopment and development opportunities, I think
486 you will find the space more profitable, especially when we build out some of the other
487 areas on the property.

488 **Councilperson McCoy:** Follow up.

489 **Chairperson Lanier:** Yes. Go ahead.

490 **Councilperson McCoy:** So, you know, I certainly would like us to consider not just the
491 fact of paying the CRA for the use of this facility but, you know, I brought this up before,
492 the common area of maintenance, which is still technically the grounds, and Bicentennial,
493 has been covered by the CRA. And, if I'm not mistaken, I know when we were having
494 our Board meetings over in the Council Chambers, the CRA actually had.., they paid to
495 use our facilities when we had meetings inside of the Municipal Complex.

496 Isn't that correct?

497 **City Manager Evans:** I cannot speak to that. I could definitely ask Mr. Sherman if
498 he can provide some, some information, as it relates to the... I'm not aware of that
499 specifically, but we can get that answer.

500 **Councilperson McCoy:** Mr. Evans, I would appreciate that.

501 Follow up, Madam Chair.

502 **Chairperson Lanier:** Yes. Go ahead.

503 **Councilperson McCoy:** So, I guess, it's.., it would seem that he purchaser of the tax
504 credits, that have now.., I guess they run off at, at some point this year because it started
505 in 2014. What is the exact date that those tax credit [inaudible] off? Mr. Reid? If you're
506 there.

507 **Mr. R. Reid:** It's the end of July. I'm trying to think of the exact date. It was like July 28th
508 or something.

509 **Councilperson McCoy:** [Inaudible]...

510 **Mr. R. Reid:** JoLinda, do you have that date? You don't need...

511 **Ms. J. Herring:** It's July 14th.

512 **Mr. R. Reid:** 14th. Okay.

513 **Councilperson McCoy:** So, so even from the purchaser of the tax credits, how much
514 of an infusion was that when they purchased for, for the, I guess, the finance.., the
515 financial institution that acquired the tax credit.

516 **CRA Director Evans:** This is Scott Evans. Can you hear me?

517 **Councilperson McCoy:** Yes.

518 **CRA Director Evans:** The CRA gained just a little under \$2MM from participating in
519 the New Market Tax Credit structure.

520 **Councilperson McCoy:** And that was from what bank? Or, what financial institution?

521 **CRA Director Evans:** The CRA borrowed some dollars from BB&T, but the financial
522 institution that did the New Market Credit transaction was KeyBank.

523 **Councilperson McCoy:** Okay. Thank you, Madam Chair.

524 **Chairperson Lanier:** Alright. Very good. Are there any other questions in regards
525 to this Item? [Pause]. Okay. We can.., I wanted just to say that the.., I wanted a.., before
526 we come back to this issue in the future, I wanted to make sure that there's a presentation
527 about what the CDE is in relation to the City. Who's on the Board, who.., how it, how it's
528 ran, how it was started. To get all of that information about what this actual entity is before
529 we come back to have this discussion.

530 And, I also like the option of.., the clear cut approach of having the City to manage
531 it, which is.., they're in the best position to manage it. And I also.., the MTC is too far
532 outside of any consideration at this point, given that we don't have a master development
533 agreement.

534 So, with that being said, and there's no other questions, we can move to the next...

535 **Councilperson McCoy:** What's the MTC?

536 **Chairperson Lanier:** The [stammer], MTC, that's what's listed here.

537 **Councilperson McCoy:** I'm not sure what... I'm not sure what you're referring to.
538 MTC?

539 **Chairperson Lanier:** That's what's listed here.

540 **Councilperson Botel:** The New Market.

541 **Chairperson Lanier:** The New Market Tax Credit.

542 **Councilperson Botel:** NMT...

543 **Councilperson McCoy:** Okay. NMTC.

544 **Chairperson Lanier:** Yes. NMTC. Very good. Let's move...

545 **Councilperson McCoy:** But wait. I'm, I'm sorry. Where, where's that listed? 'Cause
 546 I thought we were in a cycle for New Market Tax Credit right now.

547 **Chairperson Lanier:** We don't have a master development agreement.

548 **Councilperson McCoy:** Right. But.., I guess... Help me out. You're referring to
 549 NMTC. Where is that located? Because we're in a cycle where...

550 **Chairperson Lanier:** We're, we're, we're in a cycle of New Market [stammer] Tax
 551 Credit, and I'm saying that we don't have a master development agreement. Which
 552 means that's, that's far off, given the fact that we don't have a master agreement for the
 553 Marina. So we're talking about New Market Tax Credits, we don't even have an
 554 agreement yet.

555 **Councilperson McCoy:** Madam Chair?

556 **Chairperson Lanier:** Yes. Go ahead.

557 **Councilperson McCoy:** Okay. And I'm aware of that but, precisely, that's what I
 558 thought the function of the CDE was, was to be able to.., the CDE is the Community
 559 Development Entity, that has the ability to seek out New Markets Tax Credits. So I'm,
 560 I'm, I'm.., I guess I'm missing something. That's exactly how the New Markets Tax Credits
 561 got funded for this building, and we're currently in a...

562 **Chairperson Lanier:** And...

563 **Councilperson McCoy:** ...a cycle. So why wouldn't the CDE have that ability to seek
 564 out those tax credits again?

565 **Chairperson Lanier:** No. I'm not a'.., I'm not saying that they don't have the ability
 566 to seek out, I'm saying that we.., the City, the CRA does not have a master development
 567 agreement in place. And, I understand that we are looking at the New Market Tax Credits,
 568 but we couldn't apply or receive funding until 2023 anyway.

569 **Councilperson McCoy:** Madam Chair, you're basing that on what exactly? Because,
 570 if...

571 **Chairperson Lanier:** I'm basing it on what's...

572 **Councilperson McCoy:** ...the CDE...

573 **Chairperson Lanier:** ...listed.., what's listed at the U.S. Department of Treasury for
 574 New Market Tax Credits.

575 **Councilperson McCoy:** No. There's a current round of New Markets Tax Credits that
 576 done...

577 **Chairperson Lanier:** There is no project. We have no project.

578 **Councilperson McCoy:** But, but, Ms., Madam Chair. Okay.

579 **Chairperson Lanier:** Alright.

580 **Councilperson McCoy:** There is...

581 **Chairperson Lanier:** Very good.

582 **Councilperson McCoy:** ...an application that we...

583 **Chairperson Lanier:** [Inaudible].

584 **Councilperson McCoy:** ...talked about.

585 **Chairperson Lanier:** No. You can go ahead and finish your statement, then we're
586 gonna move to the next item. Go ahead.

587 **Councilperson McCoy:** I mean I got a head nod from Mr. Evans. Am I missing
588 something here? Because, I thought we were in a cycle currently, with nine percent and
589 four percent. And then there was also a opportunity for the county to contribute something
590 like \$700,000 or \$800,000 towards the acquisition or the acquirement of tax credits.

591 Is that not correct, Mr. [inaudible]...

592 **Chairperson Lanier:** My understanding is that you have to have a project in place.
593 There is no project in place.

594 **Councilperson McCoy:** Right. But...

595 **Chairperson Lanier:** I'm not understanding...

596 **Councilperson McCoy:** I, I wanna ask the question, because that's not my
597 understanding. And I.., if I'm wrong, I wanna find out exactly...

598 **Chairperson Lanier:** Sure.

599 **Councilperson McCoy:** ...how this works. Because, I know we've literally had this
600 discussion before.

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

602 **Chairperson Lanier:** Yes. Go ahead.

603 **City Manager Evans:** In regards to the New Markets Tax Credits program, pursuant
604 to the conversation that we did have with the Board about Marina Phase 2, that the CDE
605 could be a vehicle that is utilized for New Market Tax Credits. There is contemplation as
606 part of the program that they would get tax credits through the state, either a four percent
607 or a nine percent allocation.

608 So, that is something that is, is being explored. It hasn't been something that an
609 application has been submitted. And we just received the notification from the state that
610 the application for this particular year, it doesn't look like the developer would be able to

611 meet the deadlines, and we would be able to help facilitate meeting the deadlines for this
612 particular cycle.

613 So, if there is a cycle that we participate, it's most likely going to be next year.

614 **Unk.:** Exactly.

615 **Chairperson Lanier:** Alright. Very good. Thank you. Can we move to the next
616 Item please, Madam Clerk.

617 **6. City Clerk Anthony:** Item No. 6.

618 **City Clerk Anthony:** **TOURISM MASTER PLAN**

619 **RIVIERA BEACH EVENT CENTER, LLC**

620 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
621 comment on this Item. The acceptance of public comment on this Item is now closed.

622 **Chairperson Lanier:** Mr. Evans.

623 **City Manager Evans:** Madam Chair and Members of the Board, I would like to turn
624 this presentation over to Councilperson Botel to introduce the speaker and the intent of
625 the presentation.

626 **Councilperson Botel:** Thank you.

627 I'm happy to introduce Mr. Don Kolodz who's been working diligently with us, and
628 with a very large group of volunteers on our Tourism Master Plan. And, it's been great to
629 work with Don and I look forward to working with him in the future on the implementation
630 of this plan.

631 Mr. Kolodz.

632 **Mr. D. Kolodz:** Right. Thank you.

633 So the.., so, the agenda for my presentation is to talk about who is Tourism
634 Strategic Solutions, talk about the Master Plan rationale, why are we doing it? What the
635 methodology was that we used to develop the Plan, what the composition of the taskforce
636 was, the recommendations at a high level, and next steps. And then, field any questions
637 that anyone might have.

638 So, who we are. I was with a company called Discover the Palm Beaches, who is
639 the official marketing organization for tourism for Palm Beach County. Due to the
640 pandemic, I retired in May. I was contacted by a number of cities to provide consulting
641 services, one of which was Riviera Beach. So, I created an LLC to help them. My career
642 spans forty years of tourism, including hotels, car rental, luxury ground transportation.

643 I created the Statement of Work for Palm Beach County, which, for their Tourism
644 Master Plan, which they're going to put out to an RFP in 2022. I've also developed
645 Tourism Master Plans for the City of Boynton Beach, and I'm in the process of developing

646 one with Lake Worth Beach. Because of my network, I've got a large number of contacts
647 within the county, which I've leveraged, as you'll see, to create the taskforce.

648 So, why are we even creating a Tourism Master Plan? Well, number one, it aligns
649 with your strategic vision that the City has for 2030, it creates kind of a roadmap for the
650 future. I kind of refer to each of the cities that I work with us, it's a disparate model. Riviera
651 Beach is a diamond in the rough. You've got more assets than any other city, I feel, in
652 the county.

653 I got here a little early, went over the bridge, looked at the new Amrit, that's about
654 to open in the fourth quarter of this year, looked at some of the new murals that are coming
655 up. You've got the yachts, you've the Marina. So, you've got all these different assets
656 and what we need to do is integrate them into an overall strategy, which is a Tourism
657 Master Plan.

658 It drives economic development. For every tourist that comes to your City, it drives
659 \$900 of economic value. For every one hundred tourists that come to the destination, it
660 creates one job. So, based upon my conversations with City Staff, it's about creating
661 economic value, and as important, is jobs for the people that live within the City.

662 Also, has a rippling effect of increasing the quality of life for the residents. Anything
663 we do from a product development standpoint, is going to have a positive effect on
664 residents year round. It supports community development, as witnessed by the second
665 phase of this. As you talk about a shortfall of \$100,000 in funding for this asset you've
666 got right here, fifteen to twenty-five percent of all visitation into Palm Beach County is
667 related to business and meetings.

668 So, I see this. Once we have a hotel, and even in the interim, to drive additional
669 business meetings to the destination and leverage the Marina as something that would
670 be a post-event that you could do to drive occupancy for this facility and hopefully make
671 a profit versus, you know, running a negative NOP.

672 It also creates competitive differentiation. You've got thirty-nine cities in the
673 county. You're the third City to engage in this Tourism Master Plan. So, you're ahead of
674 the, the rest of the thirty-six other cities. So, that's kind of the foundation that we've built,
675 in terms of why we're doing this Plan.

676 So, the methodology that we use. We have a twelve step process. I'm gonna
677 dwell on each one at a high level. The first one is to assemble a taskforce. So we have
678 over forty individuals. There's forty-three people sitting in this room, right now, as we, we
679 speak. So, if you think of it, everybody in this room could become a subject matter expert
680 on tourism. So, we pulled this network of people together that are stakeholders within the
681 community. And here's kind of a sampling of some of the people. You can see from the
682 City of Riviera Beach, we had a lot of the key stakeholders.

683 Tourism Development Council. This is an organization that is driven by a bed tax.
684 So, if you would stay at the Breakers for a hundred dollars a night, which would never
685 happen.

686 **Councilperson Botel:** [Chuckle].

687 **Mr. D. Kolodz:** When you would check out, your bill would be a \$106. So they
688 charge a six percent bed tax. That six percent bed tax drives around \$58MM in revenues.
689 Two..., around thirty-three percent of that goes to capital costs, such as the ballpark of the
690 Palm Beaches and the Convention Center, et. cetera.

691 The other two-thirds go to marketing the destination. So we, because of the
692 relationship I have with the TDC, we pulled in those subject matter experts. And, you've
693 got the TDC, and underneath that, you've got four different agencies. You've got the
694 Palm Beaches, Discover the Palm Beaches, you've got the Sports Commission, you've
695 got culture, and you've got the film and TV.

696 So, they wake up every morning saying, 'How do we drive tourism into Palm Beach
697 County?' We leveraged other Palm Beach County assets, ERM, Parks & Recs. We
698 brought in the hospitality segment, Roger, who's at the Marriott, George at the Hilton. We
699 also leveraged the Director of Sales and Marketing from the Amrit.

700 We brought in Robert Kirshner who [stammer] produces over a dozen different
701 tourism related publications for tourism's assets within the county. And then, we also
702 leveraged the organization called CareerSource. And CareerSource is the largest
703 placement company in Palm Beach County. In 2019, they placed over thirty-three
704 thousand people. So, around three thousand people a month, they're placing in jobs to
705 the point where they volunteered to open up a shop, a door front if you will, here in Riviera
706 Beach to help the residents find jobs.

707 I think, very important, we also reached out, with Julie's connections, to Palm
708 Beach State College, and we had a class actually engage in the project. And they went
709 out and identified best practices. I went through TripAdvisor and identified seventy-one
710 different organizations that are linked to tourism, here in Riviera Beach. They came up
711 with another fifty.

712 So, we identified a hundred and twenty-one different companies, in Riviera Beach,
713 that are focused on tourism. So, they added a lot of value, didn't cost us anything and it
714 was kind of giving back to the community.

715 We also went out to activities, tours, visitor center. We engaged residents, we
716 looked at the different businesses. We had the CEO of the Palm Beach North Chamber
717 join us, the BDB. Again, what we try to do is create a cross-functional team with different
718 expertise, that could kinda look at Riviera Beach, under a microscope, and focus on
719 tourism, who leveraged FRLA, commercial, lodging, Chip, who was the Principal at Key.
720 And then we also did marine and cruise lines. So, again, we had over forty people that
721 participated in the taskforce.

722 So, the first thing we did with the taskforce, is we asked them to do a SWOT
723 analysis. And, you all are aware of the strengths, weaknesses, opportunities, and threats.
724 I just wanna share with you some of the feedback that we received from the taskforce.

725 So, the number one strength that they feel is the beach. And, based upon
726 consumer research, the number one motivator for some coming to Palm Beach County
727 and Rivera Beach, is water. Water sells. So, you've got the beach, you've got the Marina,
728 you've got the intracoastal. And you can see that, you know, forty-five percent of the
729 strengths that you bring to the party, all have to do with water.

730 So, then we went on and said, 'Well, what are our weaknesses?' Well, the number
731 one thing that popped up on the screen is, you know, crime and safety. So, we had the
732 head of the Police Department participate so he could give us an update on the full court
733 press that he and his team is doing to reduce crime.

734 The next is, marketing the destination. It's an awareness issue. Before.., as I
735 walking into the building this evening, there was a police officer, and I stopped and talked
736 to him. And I said.., told him what I was doing, and I says, 'Well, what do you think the
737 number one challenge is for this destination as it relates to tourism?' And he says, 'You
738 know, nobody knows all the assets that we have.'

739 So, it just kind of reenforced the second weakness, is that you don't have brand
740 awareness of the destination. Because it's a disparate business model, because
741 everybody's kinda doing their own thing and we done have alignment in terms of a overall
742 strategy. And that's what the Tourism Master Plan brings to the party.

743 Opportunities. You need a Destination Market Plan. And that's probably one of
744 the first things that we will focus on. And that's a detailed Plan that identifies the varies
745 strategies, groups and meetings, leisure, time of year, where we wanna use social media,
746 et. cetera, et. cetera.

747 And then, activities, Peanut Island. You've got a huge asset, even though it's
748 county owned at this point, that is bringing tourism in. So, it's really just a, a simple
749 branding issue in my mind, where we need to deploy PR and social media to get the word
750 out about all these different things that you can do at the destination.

751 In terms of threats, once again, crime comes to the forefront. If you google Riviera
752 Beach, one of the things that comes up is the high crime rate. We, we can't allow the
753 crime to continue, in my view, because the worst thing that can happen is we increase
754 the tourism here and then all of a sudden it kinda, the boomerang effect, and has a
755 negative impact on the destination. So, we'll be working in parallel to accept [inaudible]
756 with City Staff. You've got other destinations that are also trying to recover from the
757 pandemic and using tourism as a key strategy to do that.

758 So, what are the top ten recommendations that came out of this process? We had
759 over fifty-three recommendations. And we had the taskforce rank them through a survey
760 that the IT Department at Riviera Beach produced for us. I'd like to share those with you.
761 In first place, and the first place was a tie of three, was yeah, we need to promote the
762 water related assts. Forty-five percent, again, of everything that the taskforce recognized
763 as a strength was related to water.

764 Number two was the.., we need to promote this Marina, the boat ramps, Phil Foster
765 Park, Singer Island beaches and Peanut Island. Your beach here in Riviera Beach, is the

766 widest beach in the whole county. So what does that mean? Well, that's great for sporting
767 events, horse polo on the sand, different sporting venues. So we'll partner with the Sports
768 Department underneath the TDC, again to put together a detailed Plan on how we're
769 gonna drive visitation using your beaches.

770 The last is, is crime challenge. So again, the taskforce ranked the fifty-three
771 recommendations and they identified crime within the top three, which I know that
772 Jonathan and his team are, are focused on.

773 The next is, we need a Destination Marketing Plan. And again, each of the TDC
774 agencies have a detailed marketing plan. I talked to Glenn Jergensen, who's the
775 Executive Director, who is putting together their 2022 marketing plan, so the timing for
776 our engagement with them is, is optimal. Because, what we wanna do is, we wanna
777 leverage., they've got a staff of about over a hundred resources. We wanna leverage
778 what they're doing. We don't wanna recreate the wheel. They've got a lot of business
779 intelligence, we wanna leverage that data.

780 Number three is, we want to update the 2030 strategic plan to make sure that we
781 integrate tourism and that we, you know, from a budgeting standpoint, we put
782 placeholders out there for additional investment as we develop the Destination Marketing
783 Plan.

784 Number four. We're sitting on a gold mine. You know, as I walked around here
785 today, I wasn't even aware that you've got some type of Event Center next to this place.
786 I've been here several times but didn't realize that there's a lotta space for holding special
787 events here. So, with the hotel and restaurants and retail, as Jonathan mentioned, you
788 know, that's all gonna create traffic. And what we wanna do is, we wanna get people to
789 stay in the destination, because if they stay here, there's that tendency to spend more.

790 The fifth is, we wanna establish an annual budget. We wanna find out, and this is
791 kind of like a dimmer switch because we're gonna install a dashboard to measure the
792 tourism impact to support the ROI for addition investment in terms of funding.

793 Number six, is we will look at job descriptions. I've got a 4S model I use, staffing
794 structure systems and strategy. So two of those of 4S's has to do with staffing and
795 structure. So they're working with Elizabeth McBride, who's the Deputy City Manager.
796 She's identified two job descriptions, and really I think there's three because you've got
797 an open position, a Director of Economic Development. Well, we wanna incorporate
798 something to do with tourism. Because, the worst thing that can happen is, we've got this
799 blueprint for success and that we can't implement because we don't have the right head
800 count.

801 Number seven is engage a consultant. I'm, I'm working with the City. I've been
802 told that I'm gonna lead that process. So I'm not only playing the architect for this strategy,
803 but now I'm gonna play the general contractor to help build this thing out to ensure
804 success.

805 Number eight is a Tourism Committee. We created that taskforce of forty plus
806 people. Now we're gonna create a Tourism Committee, compromised of some of the

807 TDC assets. But more importantly, some of the local stakeholders to ensure that
808 whatever we're doing is in complement to what they're doing on a local level.

809 And again, we're creating, you know, momentum. I use the analogy of, that we're
810 in a submarine right now. We're all going in the same direction, but we're really not talking
811 to one another. And, my vision is to create an aircraft carrier, where we're running
812 [inaudible] together. Everybody knows what everyone else is doing. And right now, we're
813 kind of doing it a little bit in a vacuum. So, this Tourism Committee will address that
814 communication issue.

815 Number nine is to create a calendar of special events. As I walked in, I saw a big
816 bulletin board where you got all the special events. Well, how do we start to ramp that up
817 to make sure that we maybe do a bird watching or kite flying contest?

818 So, there's things that we can do to drag people up from Boca, Delray, down from
819 Jupiter to experience all of the assets that you've got. And you've got dolphin tours,
820 you've got kayaking, you've got jet ski rentals, you've got deep sea fishing, you've got the
821 sixth best place for snorkeling in the entire United States. All of these are well kept
822 secrets. Our job is to go out and make sure, really, the world knows about Rivera Beach.

823 And last is, as I mentioned, you've got the largest beach so we're gonna partner
824 with the Sports Department to look at what the sand related sporting events could be for
825 the future and start that programming.

826 So, the ranking of all recommendations, again, here they are from one to ten. And
827 then, once we get through those, we'll start nailing the, the next phase, if you will. And
828 again, I kinda use the eighty twenty rule. You know, twenty percent of our activity will
829 drive eighty percent of the output. So, these are all important strategies that we wanna
830 [stammer] focus on.
831 But, out of the gate, we're gonna focus on the top ten, based upon the direction of the
832 taskforce. And here's the rest.

833 So, next steps, finalize the Plan based upon any City Council feedback, distribute
834 the complete Plan to the taskforce. And then, you know, finalize the agreement between
835 my LLC and the City.

836 So, I'll pause there to field any questions on anything that I've gone over. Or,
837 anything I haven't gone over that you might have questions about.

838 **Chairperson Lanier:** Are there any questions from the Board?

839 **Chair Pro Tem Miller-Anderson:** Madam Chair?

840 **Chairperson Lanier:** Yes. Go ahead.

841 **Chair Pro Tem Miller-Anderson:** I don't have any questions, but I did wanna say
842 thank you to Dr. Botel, as well as yourself, for the information. Some of it I'm sure we all
843 kinda knew it, but to see it in print really put an exclamation point on it. So, I look forward

844 to hearing more from the group and then seeing how this could be integrated during our
845 budget.

846 **Councilperson Botel:** Thank you.

847 **Mr. D. Kolodz:** Great. Thank you. Anyone else?

848 **Chairperson Lanier:** What, what is the..., what is the City's Comp Plan now as it
849 relates to tourism?

850 **Mr. D. Kolodz:** What is the City's Comp Plan?

851 **Councilperson Botel:** One of the, one of the s'..., one of the things we wanna try to
852 do is infuse tourism into our 2030 vision. Right now, when we created that vision, we
853 really didn't have tourism at front of mind. And, when I think about the fact that..., I know
854 that Don uses a hundred tourists to create a job, but I've heard Glenn Jergensen use
855 eighty-nine tourists, which is even better.

856 So, we know that tourism will really drive economic recovery for us,. And, I think
857 it's something that we have to include in our 2030 vision. And Jonathan agrees, I'm sure.

858 **City Manager Evans:** [Chuckle].,

859 **Councilperson Botel:** And, if he didn't before he does now.

860 **City Manager Evans:** My evaluation is still outstanding. So.

861 **Councilperson Botel:** [Chuckle].

862 **City Manager Evans:** I would [inaudible] agree.

863 **Chairperson Lanier:** Yeah. I, I thought I recognized that from that vision 2030 that
864 we did back, way back in the strategic planning that we did. I, I thought it sounded familiar
865 to me.

866 **Councilperson Botel:** Yeah. I think one of the most important things to me is that
867 we [stammer] and Elizabeth McBride worked on this with us because she was part of the
868 team, we identify existing jobs in the City, who wake up in the morning and part of the
869 thing that drives their day is that they're thinking about tourism.

870 And we have positions, staff positions, already who could take on that role. And
871 as Don mentioned, we have an Economic Development Manager, if you will, in the budget
872 already. And that person certainly, I think, would take on the role of, of championing
873 tourism.

874 **Chairperson Lanier:** Yeah. And I, I..., I pulled it up and that, that was our number
875 one goal was tourism.

876 **Councilperson Botel:** Yeah.

877 **Chairperson Lanier:** In vision 2030.

878 **Councilperson Botel:** Yeah.

879 **Mr. D. Kolodz:** Yeah. Tourism is the second largest driver of the economy in Palm
880 Beach County. Number one is agriculture. Number two is tourism. There's around five
881 percent of the population of Palm Beach County that are directly linked to tourism. Around
882 seventy thousand people.

883 So again, going back to my 4S model, it's critical that we find people who will either
884 own tourism full time, or at least part time as we develop the Plan. Because we need
885 execution. And with social media, I've been sending Julie, you know, my different
886 Facebook and TikTok updates where I see Atlanta, you know, the Mayor of Atlanta is
887 posting more reasons why you should come to that destination.

888 So, there are things that we can do that are fairly quick, and fairly cost effective.

889 So, once again, thank you. And, invite your friends and family to come see Riviera
890 Beach.

891 **Councilperson Botel:** [Chuckle]. Thank you, Don. It's been a real pleasure working
892 with you, and I look forward to implementation.

893 **Chairperson Lanier:** Thank you very much for your presentation. Next Item,
894 Madam Clerk..., Madam Clerk.

895 **PUBLIC HEARINGS**

896 **7. City Clerk Anthony:** Item No. 7.

897 **City Clerk Anthony:** **RESOLUTION 61-21 A RESOLUTION OF THE CITY**
898 **COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA,**
899 **APPROVING SITE PLAN APPLICATION (SP-21-05) FROM THE CITY OF RIVIERA**
900 **BEACH TO ALLOW FOR THE CONSTRUCTION OF A TEMPORARY FIRE STATION**
901 **FACILITY INCLUDING A 2,880 SQUARE FOOT TEMPORARY FIRE STATION 87, A**
902 **4,000 SQUARE FOOT APPARATUS BAY AND A 3,192 SQUARE FOOT STORAGE**
903 **BUILDING WITH ASSOCIATED LANDSCAPING AND PARKING ON PROPERTY**
904 **KNOWN AS 601 BLUE HERON, IDENTIFIED BY PARCEL CONTROL NUMBER 56-**
905 **43-42-28-25-029-0000, HAVING A RECREATIONAL (REC) FUTURE LAND USE**
906 **DESIGNATION AND A COMMUNITY FACILITIES (CF) ZONING DESIGNATION,**
907 **PROVIDING FOR CONDITIONS OF APPROVAL, AND PROVIDING FOR AN**
908 **EFFECTIVE DATE.**

909 **CLARENCE SIRMONS, DEVELOPMENTAL SERVICES DIRECTOR, 561-845-4060**

910 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
911 comment on this Item. The acceptance of public comment on this Item is now closed.

912 **Chairperson Lanier:** Thank you.

913 **Councilperson Botel:** I, I move that we approve Site Plan Application SP-21-05.

914 **Chair Pro Tem Miller-Anderson:** Second.

915 **Chairperson Lanier:** Mr. Evans.

916 **City Manager Evans:** Madam Chair and Members of the Board, if I can have the
917 Director of Development Services, Mr. Clarence Sirmons, make this presentation.

918 **Chairperson Lanier:** Go ahead, Mr. Sirmons.

919 **Development Services Director Sirmons:** Thank you, Mr. Manager. God
920 evening, Madam Chair, Members of the Board, Madam Attorney, Mr. Mayor. I am before
921 you, as stated, Clarence Sirmons, Director of Development Services to present Site Plan
922 SP-21-05 for temporary Fire Station 87 at 601 Blue Heron Boulevard.

923 The location is the southwest corner of the intersection of Avenue H West and Blue
924 Heron Boulevard to the immediate north of the Wells Recreation facility parking lot. The
925 entire parcel is 8.81 acres. The area being utilized for Fire Station is approximately .91
926 acres. And you can see a picture of the Site Plan for the project on the screen.

927 Application for Site Plan approval for the City of Riviera Beach to construct a
928 temporary Fire Station 87 at property known as 601 Blue Heron Boulevard, including a
929 2,880 square foot Fire Station, a 4,000 square foot apparatus bay, and a 3,192 square
930 foot storage building with associated landscaping and parking.

931 Now, Staff background and findings on the slide before you. Fire Stat'., Station
932 87, located currently at 600 West Blue Heron Boulevard, has reached the end of its useful
933 life. In order to ensure the continuity of Fire Rescue and Emergency Medical Services to
934 the community in and around City Hall, the City must relocate its current Fire Station to
935 an interim Fire Station that meets current standards.

936 The location east of the railroad track is important because the train schedule is
937 unpredictable and the goal is to maintain the current level of service. The future location
938 of the permanent Fire Station 87 will be determined as part of the discussions for the
939 location of the new City Hall buildings.

940 This temporary facility is intended to serve for approximately five to seven years to
941 allow for the planning and construction of a new permanent facility. The parcels current
942 zoning designation is CF, or community facility, which allows for land owned and/or
943 administered by the City or other public agencies, to be used for the purposes of providing
944 a public service.

945 On the screen before you, is an aerial of the location and the property in question.
946 The existing [stammer] playground that is at the location proposed for the temporary Fire
947 Station will be lo'., relocated on the site and the Wells Recreation facility will not be
948 impacted by this construction project. On the... Alright. At the south end of the property
949 here, you can see the relocated playground proposed area, moved from where it currently
950 sits near the corner. This would move the playground to a location farther from the traffic
951 on Blue Heron Boulevard and allow for a safer location, but also, the space needed for
952 the temporary Fire Station.

953 Handicap accessible parking for the facility will be moved from its current location
954 to the south of the Fire Station along the north perimeter of the Wells Recreation parking
955 lot.

956 Here's a larger image of the proposed Site Plan, showing the circulation, the
957 location of the three buildings on the property, existing trees and the parking lot area for
958 the proposed building.

959 Staff recommends approval of Resolution 61-21, subject to the following
960 conditions. Construction must be initiated within eighteen months of the effective date of
961 this Resolution, otherwise, it will be deemed null and void. Two, City Council authorizes
962 Staff to approve future amendments to the Site Plan administratively, so long as the Site
963 Plan does not deviate greater than five percent from the originally approved Site Plan.
964 Three, the development must receive final Certificate of Occupancy from the City for all
965 buildings and/or units approved within five years of the adoption of this Resolution, or it
966 shall be considered null and void. Four, a Change of Use for these buildings in the future
967 requires a modification of the Site Plan. And five, the landscaping must be completed
968 within forty-five days of the Certificate of Occupancy.

969 And that concludes the Staff presentation for this Resolution. The applicant, who
970 has been working with the City Engineer and City Staff on this project, is here and present
971 and ready to present. And that concludes, again, Staff's presentation.

972 **Chairperson Lanier:** Very good.

973 **Unk.:** Mr. Sirmons, can I borrow [inaudible]?

974 **Councilperson McCoy:** Madam Chair?

975 **Chairperson Lanier:** Yes. Go ahead.

976 **Councilperson McCoy:** So, can I ask Mr. Sirmons a couple questions regarding the
977 Site Plan?

978 **Chairperson Lanier:** Do you wanna wait until this presentation or you wanna go
979 now?

980 **Councilperson McCoy:** I would rather not because I think he's already touched on
981 specifically the zoning, and I don't wanna get too far off into the Site Plan. This is specific
982 to the zoning.

983 **Chairperson Lanier:** Alright. Go ahead.

984 **Councilperson McCoy:** Thank you, Madam Chair.

985 So, thank you, Mr. Sirmons, for that presentation. And I'm looking at the Future
986 Land Use map and, specifically, I think I brought this concern up to you, and also to Mr.
987 Jonathan Evans, prior. So currently on Blue Heron and the 1600 block, we converted the
988 Fire Station to a community garden. And I'm looking at the Future Land Use map, and
989 it's showing as recreation, currently, still.

990 And, I thought, if it was understanding that it, it was stated that even though it's
991 recreation, it's considered a community facility as well, on the Future Land Use map?

992 **Development Services Director Sirmons:** Are you..., is your question, is a
993 community garden considered a recreational use?

994 **Councilperson McCoy:** Well is..., well, you're su'..., I believe what I explained... Well,
995 I remember you were explaining that it was considered a community facility because it
996 was a community garden.

997 **Development Services Director Sirmons:** Yes. A community garden is
998 considered a allowable use under that Zoning District and Future Land Use.

999 **Councilperson McCoy:** Right. But, my concern is, I'm looking at it and it's listed as
1000 recreation. So, my question is, if we're now converting Wells Recreation, which has a
1001 current zoning of recreation, do we need to now do a land use change to make that
1002 technically a community facility? Because, I think it's..., I, I don't see it listed as a
1003 community facility on the zoning map. Unless I'm missing something.

1004 **Development Services Director Sirmons:** So, for the property in question for the
1005 proposed temporary Fire Station, the existing zoning is community facility. And, that
1006 would be consistent with the use of the Fire Station.

1007 Does, does that answer your question?

1008 **Councilperson McCoy:** Yes. But, it takes me back to my original question, because
1009 that didn't apply when we just changed the Fire Station to a community garden. So, it's
1010 just a point of reference. It's like..., it seems to me that, I thought they were
1011 interchangeable. But, looking at this map, they're not. And I'm just wondering, maybe
1012 I'm mistaken, but I, I seem to be kinda not understanding how I can see that we're
1013 changing what is on here as recreational to a community garden. But when we get down
1014 the street to Wells Recreation, we're changing a recreation facility to what you're saying
1015 is also..., I, I believe you're saying it's synonymous with community facility. And I'm not
1016 exactly sure I'm understanding that correctly. Or, even looking at the correct map.

1017 But, no, I, I just wanted to bring that point up because, you know, I'm not..., I'm just
1018 a little confused on it, how the, how the two is working. And I'm looking at the actual
1019 zoning and then Future Land Use map now. And I'll be happy to kinda take it with you
1020 offline. But, you know, I, I support the Site Plan, I just was not sure as to what the actual
1021 Future Land Use was for community facility. For this [inaudible]...

1022 **Chairperson Lanier:** Oh, okay. Thank you, sir. Would you go ahead with your
1023 presentation please?

1024 **F.S. Facility Representative:** Yes. Madam Chair, Commissioners, thank you for the
1025 opportunity to present to you this evening. I really don't have much more than Mr.
1026 Sirmons pointed out but, the, the aerial might help clarify some things as well. The
1027 affected area, highlighted in red here, was the [stammer] eight acres. Within that, were

1028 [inaudible] Fire Station is that .9 acres. So, just up in that corner is primarily where that
1029 work is.

1030 And, I wanna emphasize that the playground right there, is just being relocated to
1031 the other side of the Wells., the Wells Center, just, just south here. So it's gonna be
1032 located right next door to the community facility, as well as, you know, close proximity to
1033 the courts and things. So, that's where that's getting relocated right there. And again,
1034 our effected area is up there.

1035 The Future Land Use on it is recreation. The zoning on it right now is community
1036 facilities, and the use is permitted in there. And., I don't know if that helps with that at all.

1037 Again, the request is for about a 10,000 square foot fire., Fire Station facility.
1038 3,000 and a temporary Firehouse; 4,000 and an apparatus building, which covers the.,
1039 which is kinda open and covers the equipment; and then we have the 3,000 square feet
1040 of supply storage.

1041 And I'm just gonna advance through some of these quickly and... Let me back up
1042 here. This is the, this is the corner that, that we're looking at here, of Avenue H, Blue
1043 Heron, and the facility will be sitting up in here, in front of the Wells. This is all getting
1044 new landscape treatments along here to enhance the corner, as well as down Blue Heron.
1045 That corridor has additional landscape standards that are required as a part of that. And
1046 this facility will also incorporate those.

1047 This is the colored Site Plan, which also helps clarify some of the circulation. So,
1048 this is the enhanced landscaping that will be provided as part of this. We've got the
1049 employee parking area, we've got access for the Fire Station in, directly from Blue Heron
1050 Boulevard. We've got the, the, the 4,000 square foot building, the apparatus building
1051 which, you know, covers and protects the equipment, all the new equipment that you just
1052 purchased. We've got a 3,000 square foot Fire Station facility, and then the storage.

1053 This is the existing parking lot that's by the Wells Center. And, we just have to
1054 modify one of the handicap spaces. So, access points here, here, exit here. We've got
1055 the light over here. And, that's really the Site Plan.

1056 Again, we're relocating that playground area, just to the south down here. I'm sorry
1057 for lasering you, Mr. Sirmons.

1058 [Chuckles]

1059 **F.S. Facility Representative:** We have recommendation approval by Staff. We have
1060 our team here to answer any questions you may have about the facility that we can help
1061 with, and would try to answer any questions you might have.

1062 And thank you.

1063 **Councilperson McCoy:** Madam Chair?

1064 **Councilperson Botel:** Madam Ch'...

1065 **Chairperson Lanier:** Yes. Go ahead, sir.

1066 **Councilperson McCoy:** Okay. So, Mr. Sirmons, I think [stammer]..., here's what, what
 1067 I'm seeing. So, you said 601 West Blue Heron. Correct?

1068 **Development Services Director Sirmons:** Correct.

1069 **Councilperson McCoy:** It's listed on the zoning map as 2409 Avenue H West. Would
 1070 that be why..., well, I guess... I, I probably was looking at the wrong property because I
 1071 was looking at 2409 Avenue H West and I do see that there is a current use of
 1072 recreational, and then community facility.

1073 So my apologies, but I guess, did we..., how do we now... Is there gonna be a
 1074 separation or, like, do we plat that separately? Because now we have 2409 in the zoning
 1075 map. And you stated 601. What has to happen? Is that like a replat or something? Or?

1076 **Development Services Director Sirmons:** Well, the separate structures would be
 1077 addressed separately, and typically, it's based on the street that it would be facing. So,
 1078 we can double check to make sure there aren't any discrepancies there, but that 601
 1079 would be for the building facing Blue Heron. The others facing H Street.

1080 **Councilperson McCoy:** Okay. Alright. Fair enough. Thank you.

1081 **Councilperson Botel:** Madam Chair?

1082 **Chairperson Lanier:** Thank you.

1083 Yes. Go ahead.

1084 **Councilperson Botel:** Thank you.

1085 I received an email from a resident who asked about the park, concerned about
 1086 removing the gathering place for our children and families. But it looks like you're putting
 1087 the park in a different location. Right? Okay. So that, that...

1088 **Development Services Director Sirmons:** Yeah.

1089 **Councilperson Botel:** ...point is fine.

1090 But he also suggested that because the building might not be very attractive,
 1091 unless we're doing some really outstanding landscaping, that maybe the building could
 1092 go behind City Hall. You know where that depression is, back behind the Utility District
 1093 building? That, that area in there? Is there enough space there to put something like
 1094 this, so it wouldn't be right out on Blue Heron?

1095 **Development Services Director Sirmons:** So...

1096 **Councilperson Botel:** I for'...

1097 **Development Services Director Sirmons:** ...I...

1098 **Councilperson Botel:** I forwarded the email to you just now. Unfortunately, I just got
1099 it today. So maybe, at some point, you can just take a look at that and see...

1100 **Development Services Director Sirmons:** Mhmm.

1101 **Councilperson Botel:** ...if it's a possibility to put this thing somewhere where it's not
1102 right out in our faces.

1103 **Development Services Director Sirmons:** I can say that the current location before
1104 you today is the result of conversations between the consultant, the project manager of
1105 the City, which is our City Engineer, as well as the Fire Department on what locations
1106 work the best for their needs. And I, I do know Fire is present today to answer any
1107 questions related to how those discussions landed in this location being selected.

1108 **Councilperson Botel:** Thanks.

1109 **Development Services Director Sirmons:** Mhmm.

1110 **Chairperson Lanier:** Alright. Very good. Are there any other questions in regards
1111 to this Item?

1112 **Chair Pro Tem Miller-Anderson:** Yes. Madam Chair?

1113 **Chairperson Lanier:** Yes. Go ahead.

1114 **Chair Pro Tem Miller-Anderson:** Will the current playground equipment be
1115 moved or are we getting new equipment?

1116 **Development Services Director Sirmons:** That part, I would have to defer to the
1117 project team on as well.

1118 [Chuckles]

1119 **Development Services Director Sirmons:** In terms of whether it will be the same
1120 equipment or brand...

1121 **Chairperson Lanier:** That's the...

1122 **Development Services Director Sirmons:** ...new equipment.

1123 **Chairperson Lanier:** ...least that you can do, is give us...

1124 **Councilperson Botel:** I think we should put some new equipment.

1125 **Chair Pro Tem Miller-Anderson:** It would be very nice if we can get new
1126 equipment to match the new tennis courts that are out there.

1127 **Chairperson Lanier:** Right. [Chuckle]. Alright. Very good.

1128 Chief Curd, you ha'..., wanna say something?

1129 **Fire Chief Curd:** Yes. I wanted to address Councilwoman Botel. Good evening
1130 everyone.

1131 **Chairperson Lanier:** Good evening.

1132 **Fire Chief Curd:** We looked at several different properties. One of the things we're
1133 also contemplating and considering is Reimagine Riviera Beach. So, we don't wanna put
1134 the temporary Fire Station in a location where it may hinder other growth or opportunities,
1135 one. And for us, response time is critical. The Blue Heron corridor, as our City is longer
1136 than it is wide, is our main access point.

1137 And with Inlet Grove being set back, it's already a challenge for us, at times, being
1138 further behind that school, it exacerbates those, those conditions.

1139 **Councilperson Botel:** Thank you. That makes sense to me. Thanks.

1140 **Chairperson Lanier:** Thank you.

1141 Are there any other questions regarding this Item? [Pause]. Madam...

1142 **City Manager Evans:** Madam Chair...

1143 **Chairperson Lanier:** ...Clerk.

1144 **City Manager Evans:** ...if I may?

1145 **Chairperson Lanier:** Okay.

1146 **City Manager Evans:** Just briefly.

1147 With regards to the playground, we will also add some equipment to the, the
1148 existing playground. So, it will actually be an enhancement.

1149 **Chairperson Lanier:** Very good. Madam Clerk.

1150 **City Clerk Anthony:** Councilperson McCoy?

1151 **Councilperson McCoy:** Yes.

1152 **City Clerk Anthony:** Councilperson Botel?

1153 **Councilperson Botel:** Yes.

1154 **City Clerk Anthony:** Pro Tem Miller-Anderson?

1155 **Chair Pro Tem Miller-Anderson:** Yes.

1156 **City Clerk Anthony:** Chair Lanier?

1157 **Chairperson Lanier:** Yes.

1158 **Development Services Director Sirmons:** Thank you.

1159 **Chairperson Lanier:** Motion pass'...

1160 **City Clerk Anthony:** Madam Cahir?

1161 **Chairperson Lanier:** Motion...

1162 **City Clerk Anthony:** Members of the Board.

1163 **Chairperson Lanier:** ...passes 5-0.

1164 We can..., I'm gonna go ahead and get started with our...

1165 [Inaudible comment]

1166 **Chairperson Lanier:** ...public comment.

1167 Go ahead.

1168 **City Clerk Anthony:** That motion approved 4-0. Councilperson Lawson is not
1169 present.

1170 **Chairperson Lanier:** Oh absent. Okay. Very good.

1171 **COMMENTS FROM THE PUBLIC – 7:30 P.M. – NON-AGENDA ITEM SPEAKERS**
1172 **(Three Minute Limitation)**

1173 **Chairperson Lanier:** We are at the moment in our Agenda where we have our
1174 public comment.

1175 **Chairperson Lanier:** PLEASE BE REMINDED THE CITY COUNCIL HAS
1176 ADOPTED RULES OF DECORUM GOVERNING PUBLIC COMMENT DURING
1177 OFFICIAL MEETINGS, WHICH HAS BEEN POSTED AT THE FRONT DESK. IN AN
1178 EFFORT TO PRESERVE ORDER, IF ANY OF THE RULES ARE NOT ADHERED TO,
1179 THE COUNCIL CHAIR MAY HAVE ANY DISRUPTIVE SPEAKER OR ATTENDEE
1180 REMOVED FROM THE PODIUM, FROM THE MEETING AND/OR THE BUILDING, IF
1181 NECESSARY. PLEASE GOVERN YOURSELVES ACCORDINGLY.

1182 PUBLIC COMMENT SHALL BEGIN AT 7:30 P.M. UNLESS THERE IS NO FURTHER
1183 BUSINESS OF THE CITY COUNCIL WHICH, IN THAT EVENT, IT SHALL BEGIN
1184 SOONER. IN ADDITION, IF ANY ITEM IS BEING CONSIDERED AT 7:30, THEN
1185 COMMENTS FROM THE PUBLIC SHALL BEGIN IMMEDIATELY AFTER THE ITEM
1186 HAS BEEN CONCLUDED.

1187 ANY PERSON WHO WOULD LIKE TO SPEAK DURING PUBLIC COMMENTS,
1188 PLEASE FILL OUT A PUBLIC COMMENT CARD, LOCATED AT THE FRONT DESK,
1189 AND GIVE IT TO THE STAFF BEFORE THE PUBLIC COMMENT SECTION IS
1190 ANNOUNCED.

1191 **Chairperson Lanier:** Madam Clerk.

1192 **City Clerk Anthony:** Madam Cahir, the acceptance of public comment cards for
1193 this particular section of the Agenda is now closed.

1194 Delores Williams, Cindy March, Mary Brabham. [Pause]. Delores Williams, Cindy
1195 March, Mary Brabham.

1196 **Ms. D. Williams:** City Council, Mayor and the citizens of Riviera Beach.

1197 I'm.., I wanna say something that I heard last night at the meeting. It seems if you
1198 all are incorporating some of the stuff that they said was just a.., thought of. About moving
1199 the Fire Department and the park and all of that.

1200 But, I just wanna ask a question. And it's directed to Mr. Evans. You say you're
1201 gonna put the Police Department in three different locations. You say you had \$23MM
1202 already on hand. They gave you \$1MM, I think for safety. What I wanna know, 'cause I
1203 was talking to someone. They say they needed more money to hire more police officers.
1204 So, if you got \$23MM and a \$MM over there, then you say \$7.5 will be given to you, why
1205 aren't you hiring more Police Department, making it more visible for the police to be here
1206 in our City? And I'm asking that you all do that, take that money and hire some more
1207 Police Department.., qualified. And use it for other things here in this City?

1208 Just, stuff we had there at.., over at Wells, I've seen that presentation like that in a
1209 different way three times. And it seem' like it always come up when it's close to election
1210 time. Ya'll trying to show all these great things ya'll are gonna do for this City, the bad
1211 stuff here. But yet, you done walked all over, lived all over. You haven't done anything.
1212 But yet, all of a sudden coming up for March and November, ya'll are ready to show all
1213 this stuff. You shoulda been showing this earlier. Yes. Election is coming up again. I
1214 think it's three seats coming up. I don't know if I wanna run for one or not.

1215 But, I'm for the citizens of this City. Please help the Police Department get what
1216 they need there. Every supply that they need there. Please take that money and put it
1217 to use. Don't wait 'till ya'll start putting a shovel, eighteen months from now. Or, one
1218 [inaudible] next year, how about, like, right now? Help the Police Department.

1219 I wanted to make a comment twice about the Police Department and about Mr..,
1220 the young ladies that answer the phone for the Clerk. Those are some of the best people
1221 that answer the phone, professionally. I'd like to give Mr.., the Park Manager, he done a
1222 beautiful job. The ladies that fix the senior citizens dinners. I was cut off and almost.., I
1223 was about to be put in jail and put outta here 'cause I wanted to give a compliment. But
1224 I wanna let them know that there are great people here. There are great citizens here.
1225 There's great police officers.

1226 They had a, a high speed chase. And it started here and it ended up here. But I
1227 wanna tell you, those officers, that put their life on the line, they was ten deep. But they
1228 caught that person. And I wanna let you know that they're doing a good job. If they're
1229 not, I would come here and tell you they're not doing a good job.

1230 [Time]

1231 **Ms. D. Williams:** Okay? Give 'em that money and hire those officers.

1232 **Chairperson Lanier:** Thank you, ma'am.

1233 **City Clerk Anthony:** Cindy March, Mary Brabham, Doretta Paulk.,

1234 **Ms. C. March:** Good evening, Council.

1235 I was at the workshop last night, and if I can remember or recall, the same thing
1236 you all presented last night was presented in 2015. You, you are a new Council, but you
1237 all knew about it. If it wasn't good in 2015, what make' it so good din 2021?

1238 And I feel as though it should be put on a referendum what we put in our City,
1239 because we are the taxpayers. Not the Council vote yes and it go. That's not the way it
1240 should work. I mean, we don't have a voice. And you wonder why people are tired and
1241 sick and sick and tired, because what you all do is personal vendettas, and it's all about
1242 what you all want. It's not about what the residents want.

1243 If you're gonna put this much energy in revitalizing, you need to put energy into
1244 this clean water. And the water bill. And having a system brought up. Enough already.
1245 You all are gonna mess around, somebody' gonna die with this dirty water and you all are
1246 gonna be just like Flint, Michigan.

1247 And as far as the Police Department, all polices are not bad. We have to call them
1248 when we need them, but we got enough polices here that is off duty, because they've
1249 been reprimanded to the highest degree, from our new Chief of Police. But, the other
1250 ones have done worse than what they have done, and they have not been reinstated to
1251 their job as of yet. Enough is enough.

1252 I mean, who can we go to? Who can we turn to? We have a Councilperson for
1253 each area, we have a supposed to be Manager for the whole City and we can't get no
1254 answers. I done been up here every time I come, I ask with respect, I ask professionally,
1255 can somebody please get in contact with me about the water bill and this dirty water?
1256 Then, you go on social media, they're telling you to boil your water just to wash your
1257 dishes. Who does that? But this is the City where we love to live, work and play?

1258 Don't no two people dictate what goes on with the City. We don't need no more
1259 warehouses and affordable houses, because they're not affordable. They're \$200,000
1260 and up. And to have a rude, I mean very rude, Chairperson, that sit in front of and telling
1261 us to have respect. You got to earn respect in order to get respect.

1262 **Chairperson Lanier:** Thank you, ma'am.

1263 **City Clerk Anthony:** Mary Brabham, Doretta Paulk, William Wyly.

1264 **Ms. M. Brabham:** Good evening. Ms. Mary Brabham.

1265 I'm gonna start off giving a shout out to the graduating seniors, the kindergartens,
1266 the elementary students, the 7th & the 8th graders, as well as the seniors. I know that it
1267 has been a difficult year for you. But all of you that musted through what we went through,

1268 and we know that it was more difficult for you. So Ms. Brabham say, 'Hats off,' because
1269 I did not forget you.

1270 COVID is still here. Over nine hundred plus county secret service employees have
1271 been affected with COVID, as well as within our community as well.

1272 The prices of, of homes, inflation doesn't stop. It's in the paper today, five hundred
1273 to \$475, the homes now. So, it doesn't stop. We won't go back to a hundred and..., one
1274 hundred and fifty thousand anymore.

1275 Also, I would like to give a shout out to Officer K. Jones, you know what you did.
1276 Ms. Brabham say thank you. Also, the officer down in West Palm Beach, you came to
1277 Ms. Brabham' rescue 'cause Ms. Brabham came and got you. So you took care of me.
1278 He knows Officer Kearney [sp] out here. So, all the officers, I say, 'thank you. And your
1279 service is valuable. And we intend to keep you.'

1280 I would like to invite the community, our last session is on June the 29th. It is not
1281 about one person. It is a combination of who we are and where we're going at. See, this
1282 is the future here now, so you might as well get onboard. Truth is great and alive. And
1283 truth not told is the second form of lie. So, see, so we are going somewhere and we will
1284 move.

1285 On the new water plant, yes we will move on that. Because, see, the water plant
1286 attracts businesses into your City. The peoples that come and buy homes and stuff,
1287 we're, we're building up this corridor here. So, water is life, and we intend to get that plant
1288 built. See, it's, it's, it's always four or five years ago, you didn't have that mindset, you
1289 didn't have that vision. You had that lickin' and tickin'. You, you had that pet peeve that's
1290 going on instead of taking a vast interest in your City that is comprised of your residents.

1291 So, we're moving on. And we don't intend to stop. So all of those that do not want
1292 to get on, on board, you're welcome to get onboard.

1293 Thank you.

1294 **Chairperson Lanier:** Thank you, Ms. Brabham.

1295 **City Clerk Anthony:** Doretta Paulk, William Wylly.

1296 **Ms. D. Paulk:** Good evening. My name is Doretta Paulk. I'm a resident of
1297 Riviera Beach.

1298 And I just wanna commend Mrs. Deirdre Jacobs . A couple of weeks ago, a dear
1299 elderly friend of mine, who attends my church, she called me and she was crying, stating
1300 that she had been trying to contact the City for over eight months. And, I went around to
1301 her house and I saw the destruction that was done, that was not taken care of properly.
1302 She had a nasty hole right in front of her home where she drives in and out.

1303 They put a..., some type of barrier around there, the area, but yet, when she drives
1304 down, her car would get stuck. And I said, 'How long has this been going on?' And she's
1305 [inaudible]. And she said for eight months, and her daughter explained the situation to

1306 me. I immediately called Deirdre. And I said, 'Ms. Jacobs, we got..., I got a problem that...,
1307 could you help me with it?' 'Cause I didn't know who exactly to call but I know she's the
1308 Utility Director.

1309 And she..., I explained the situation. That very same day, Deirdre came out, right
1310 after work at 5:00 o'clock. She did not leave this citizen's, senior citizen's home until after
1311 9:00 o'clock. The next very day, that situation was taken care of.

1312 This is the type of personnel we definitely need to keep into the City of Riviera
1313 Beach. She's very dedicated, she takes her time, she was very apologetic to the, the
1314 citizen. But I applaud you. I [clapping] applaud you Mrs. Jacobs.

1315 [Applause]

1316 **Ms. D. Paulk:** Absolutely.

1317 This is the type of people we need to be in, in command and taking care of us.

1318 Another thing I wanted to co'..., commend, Mr. Neimah Spence, who's the Director
1319 of Clean and Safe. Absolutely wonderful gentleman, who is out to [stammer] care about
1320 the City, make sure the area is clean. Him and his ambassadors, I take my hats off to.

1321 Another thing Ms. Deirdre Jacobs also had Ms. Dent and Mrs. Monroe in her office
1322 area. They're very wonderful. Very professional. I wanna commend the security, the
1323 two people out here, security who checks our bags and checks to make sure we don't
1324 have weapons on us, because we need to be safe in here.

1325 I wanna also, please, everyone get vaccinated. This Delta virus variant that we
1326 have here, it's so, so dangerous. Please get vaccinated.

1327 And I thank you.

1328 **Chairperson Lanier:** Thank you, Ms. Paulk.

1329 **City Clerk Anthony:** William Wyly.

1330 **Mr. W. Wyly:** Good afternoon, Board.

1331 Again, Ms. Brabham kinda stole a little bit of my thunder 'cause I wanted to give
1332 thank you to all the graduating seniors, the graduating 8th grades, from all high schools
1333 and middle schools. It's been a really tough year and we've done our best to try to
1334 educate the kids virtually and brick and mortar. And, like I said, congratulations to the
1335 kids going through some really tough times 'cause it was really tough on the teachers
1336 also.

1337 I'd like to give..., to Public Works, I'd like to give kudos out to Sedrick Clark. We
1338 had a situation in Federal Gardens where some of the, the alleyways in the back were...,
1339 needed to be taken care of, and he sent out a couple people. And I'mma apologize for
1340 not getting everyone's name, but I know Corey Dixon, Antonio Davis, and Snowie Eaton
1341 they came out and cleaned up everything. And the neighbors are really, really excited

1342 and happy about being able to get some of the property and get everything cleaned up
1343 and everything.

1344 So, I would like to thank those guys for doing that and sorry for leaving other people
1345 out. There's was about six or seven or other people who came out and knocked it out
1346 the first day. And then they sent the cleanup crew to come back at the last minute.

1347 The Reimagine Riviera Beach. Great idea, great outline, great curriculum. Great
1348 people involved, great City Manager, great Council involvement. Only thing we didn't we
1349 have was really great attendance. And we need to have more people come in and be
1350 more involved.

1351 So, like, the young lady was saying earlier about people not having the say so, and
1352 they're thinking the Council is gonna make that decision, the Council's not making that
1353 decision. We are. And that's the reason why we want more people to come and,
1354 hopefully, more people on TV, watching on the Channel, and will comes out during the
1355 last week, next Tuesday at 5:30 at Wells Gym, to participate in Part 4, and help us solidify
1356 that decision of what we're gonna do with the City of Riviera Beach going forward.

1357 One thin g that the Engineer stated, and I apologize, I forgot his name, really nice
1358 guy. It's kinda slippin' my mind right now. But what he spoke of, he said that we can't
1359 move forward with the same mindset. We can't move forward doing the same habits. We
1360 can't move forward with the same business as usual, and we can't move forward with the
1361 same intentions as four to eight years ago. This is a new time right now. And at this
1362 point, we're trying to move forward.

1363 We know these ideas were here before, but guess what? Now we have a Staff
1364 that can actually move on it, and we have a City Manager who's ready to move on it. The
1365 water, the business, the City, the people, we're all moving up at the same time.

1366 So again, thanks, Mr. Evans. Because he stated one thing during his speech that
1367 I thought made all the sense in the world. He said, 'At this point right now, we're gonna
1368 do it one hundred percent Riviera Beach. It should benefit the City one hundred percent.
1369 Not 50/50. Not 80/20. It should benefit the City, the people, in this City, one hundred
1370 percent. Riviera Beach.'

1371 Thanks again, Mr. Evans for having the Reimagine Riviera Beach, and also the
1372 Staff, that I could participate again. And I thank you.

1373 **Chairperson Lanier:** Thank you, Mr. Wyly.

1374 [Applause]

1375 **City Clerk Anthony:** Madam Chair, Members of the Board, that concludes public
1376 comment. We're now onto Item No. 8.

1377 **Chairperson Lanier:** Before we get started with Item No. 8, Mr. Evans, do you have
1378 any response to some of the questions that were asked?

1379 **City Manager Evans:** Yes, Madam Chair.

1380 With regards to the discussion at the Reimagine session, it was discussed that the
1381 concept, as it relates to law enforcement, is decentralization, not having one particular
1382 facility that you respond out of. We were talking about the deployment of substations
1383 throughout the community that will provide a greater police presence.

1384 So, I, I don't understand how that got misconstrued but our intent behind that is
1385 that we want to make sure that law enforcement has a visual presence in the
1386 neighborhood and has a relationship with the community. There's not a situation whereby
1387 they're going to respond out of one particular facility. Our officers are out and about in
1388 the community.

1389 As it relates to the personnel appointment. We do have some discussions with the
1390 Board about some staffing modifications that we're looking to bring forward for
1391 consideration. So that will be part of the discussions the Board will have with Staff at your
1392 budget sessions.

1393 With regards to the development and development going to a referendum. In a
1394 represented republic, which we are, you the elected officials are the ones that are
1395 entrusted with that particular responsibility. There is no situation in America, or
1396 internationally in some cases, whereby you would develop projects by referendum
1397 because then it becomes a popularity contest. And, you all are entrusted with that
1398 responsibility. And that's something that's been since the inception of our community and
1399 since the inception of, of governance in, in the United States of America.

1400 So, that is something that you all do. The only thing that would ever go to the
1401 voters, would be anything that would amend the Charter. The Charter is the contract that
1402 the voters have with the City and the elected body. And any modifications to that contract
1403 would need a voter approval. But you, as the elected officials, have the authority to
1404 approve developments or disapprove developments.

1405 With respect to the Utility District. I'm proud to say that Staff had a very productive
1406 pre-bid meeting. The pre-bid meeting was held this week. We had over thirty-six
1407 participants attend virtually, and about thirty-five that were in the room. And some of the
1408 best engineers and financiers in the country were here in the Riviera Beach Marina Event
1409 Center, and participating online. So, we are very excited about the possibility of bringing
1410 this particular facility out of the ground as quickly as possible.

1411 With respect to the funds that were talked about. I'm glad that the speaker gave
1412 us a plug for the Reimagine session four, because the Reimagine session four, which is
1413 next Tuesday, we ask that you be there around 5:30, we kickoff at 6:15, is gonna talk
1414 about financing and how restricted monies can be only utilized for certain particular
1415 purposes. Even the monies that we got from the federal government, there are some
1416 restrictions in regards to how we utilizes that money. So, some monies you cannot utilize
1417 for personnel expenditures.

1418 And so, there was talk about the American Rescue, \$7.5MM that the City received,
1419 the sales tax money, as well as the \$1MM state allocation that we got for a Public Safety

1420 facility. So, at the Reimagine session four, we're gonna talk about the funding
1421 mechanisms that the City has, and how can move this forward.

1422 The City has, I believe, for well over ten years, has had discussions about City
1423 facilities. But I can tell you, since 2015, or even before then, we haven't been able to
1424 realize some of those facilities. Our intent from Staff is to move forward with these
1425 facilities, and I think this Board has made it abundantly clear, if we can't do it as Staff,
1426 you'll find somebody else that will do it. Because, we have a task and a responsibility
1427 that has been deferred for far too long, and we cannot continue and wait for infrastructure
1428 improvements in our community.

1429 We're seeing projects that were discussed from 2015 or 2017 cost almost a
1430 hundred percent more than if we would've moved forward with some of these projects.
1431 And, unfortunately, some of the projects that we're moving forward with now, you're
1432 seeing construction costs that have increased just thirty percent in the past year as a
1433 result of the pandemic.

1434 So, we're, we're moving as quickly as we can. But honestly, we, we can move
1435 forward without the participation from the community. So there will be subsequent
1436 opportunities for further discussions on the Capital Improvements Plan.

1437 And, one of the things that we're proud is that on July 3rd, we'll be opening our new
1438 Library and Emerging Community Center at 2129 North Congress Avenue, and Staff has
1439 been working very hard. And I think the Board is gonna be extremely impressed and
1440 surprised about the, the facility and, and what we can do as Staff and as an elected body
1441 when we work together.

1442 Also, I did wanna provide a little bit of additional context with respect to the New
1443 Markets Tax Credit program and the conversation that we were having. I did get an email
1444 from Staff that the developers from Marina Phase 2, do look..., are, are looking forward to
1445 going through the State Tax Credit program. The State Tax Credit program is an
1446 application process. The New Market Tax Credit program is that, if we have a project,
1447 the New Market Tax Credit is allocated to a entity, and then that entity looks for projects.

1448 So, we would hope that there would be a project that the City of Riviera Beach has,
1449 maybe Marina Phase 2 or maybe how the Marina Event Center was funded, there's a
1450 project. And then, that investor decides to pick that project to invest the money. So, it is
1451 a different arrangement but it is a mechanism that's utilized when it's available. But, it is
1452 a lottery..., almost like a lotter system to be able to receive a New Market Tax Credit. And
1453 then they have to pick your project.

1454 So, I did wanna provide some clarity with regards to that.

1455 And, that concludes my comments, Madam Chair.

1456 **Chairperson Lanier:** Thank you, sir. Madam Clerk.

1457 **ORDINANCES ON SECOND AND FINAL READING**

1458 **8. City Clerk Anthony:** Madam Chair, Members of, of the Board, we're now
1459 onto Item No. 8.

1460 **City Clerk Anthony:** **ORDINANCE NUMBER 4172 AN ORDINANCE OF THE**
1461 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1462 **FLORIDA, REPEALING CHAPTER 2, ENTITLED "ADMINISTRATION", ARTICLE IV,**
1463 **ENTITLED "CODE ENFORCEMENT", DIVISION 2, ENTITLED "CODE**
1464 **ENFORCEMENT BOARD AND SPECIAL MAGISTRATE"; CREATING CHAPTER 2,**
1465 **ENTITLED "ADMINISTRATION", ARTICLE IV, ENTITLED "CODE ENFORCEMENT",**
1466 **DIVISION 2, ENTITLED "CODE COMPLIANCE"; PROVIDING FOR SEVERABILITY,**
1467 **CONFLICTS, CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

1468 **CLARENCE SIRMONS, DEVELOPMENT SERVICES DIRECTOR, 561-845-4060**

1469 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have public
1470 comment on this Item. The acceptance of public comment on this Item is now closed.

1471 **Councilperson Botel:** Move that we approve Ordinance 4172.

1472 **Chair Pro Tem Miller-Anderson:** Second.

1473 **Chairperson Lanier:** Mr. Evans.

1474 **City Manager Evans:** Madam Chair and Members of the Board, if I can have the
1475 Assistant City Attorney, Ms. Lina Busby and Director Clarence Sirmons make this
1476 presentation.

1477 **Assistant City Attorney Busby:** Good evening, Chair. Good evening, Board.

1478 I just have a minor issue that I wanted to address initially with the Manager. So, I
1479 would just ask that you provide us two minutes to address an issue regarding this second
1480 reading with the Manager prior to our presentation.

1481 **Chairperson Lanier:** Okay.

1482 **Assistant City Attorney Busby:** Thank you, Chair.

1483 **Chairperson Lanier:** Madam Clerk, could we rearrange these numbers? Have 9 to
1484 go instead?

1485 [Inaudible dais comments]

1486 **City Clerk Anthony:** Yes, Madam Chair, Members of the Board, we can move
1487 forward with Item No. 9, and then come back to No. 8. If you so desire.

1488 [Dais discussion]

1489 **Councilperson Botel:** I think you're gonna have to go to 10.

1490 **ORDINANCES ON FIRST READING**

1491 **11. Chairperson Lanier:** Alright. Let's go to No. 11. Madam Clerk.

1492 **City Clerk Anthony:** Okay.

1493 **City Clerk Anthony:** **ORDINANCE NUMBER 4173 AN ORDINANCE OF THE**
1494 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1495 **FLORIDA, AMENDING THE CODE OF ORDINANCES AT CHAPTER 2 TO**
1496 **ESTABLISH THE OFFICE OF INDEPENDENT AUDITOR; PROVIDING FOR POWERS**
1497 **AND DUTIES OF THE AUDITOR; CREATING AN AUDIT COMMITTEE AND**
1498 **ESTABLISHING SUCH POWERS AND DUTIES OF THE COMMITTEE; REQUIRING**
1499 **AN AUDIT PLAN AND ANNUAL REPORT FROM THE AUDITOR; PROVIDING THE**
1500 **AUDITOR ACCESS TO CITY STAFF, RECORDS AND PROPERTY; REQUIRING**
1501 **PEER REVIEWS OF THE INDEPENDENT AUDITOR'S OFFICE; PROVIDING AN**
1502 **EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

1503 **ELENA GEORGIEV, INTERNAL AUDITOR, 561-385-6711**

1504 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
1505 comment on this Item. The acceptance of public comment on this Item is now closed.

1506 **Councilperson Botel:** Move to approve Ordinance 4173.

1507 **Councilperson McCoy:** Second.

1508 **Chair Pro Tem Miller-Anderson:** Second.

1509 **Chairperson Lanier:** Very good. Ms. Elena.

1510 **Internal Auditor Georgiev:** Good evening, Mayor, Madam Chair, Members of
1511 City Council.

1512 Back on May 19th, I presented to you the draft Ordinance for the Office of the
1513 Independent Auditor. Tonight, they wish to use this opportunity to discuss the draft
1514 Ordinance with you and answer your questions.

1515 **Chairperson Lanier:** Alright. Very good. Anyone have any questions in regards to
1516 Item No. 10? I'm sorry, No. 11? Ordinance 4173.

1517 Yes. Go ahead. You're recognized, sir.

1518 **Councilperson McCoy:** Thank you, Madam Chair.

1519 Do you mind if I call you Ms. Elena? Is that fine?

1520 **Internal Auditor Georgiev:** Of course. Go ahead.

1521 **Councilperson McCoy:** Thank you. Thank you for having me last week in that
1522 meeting.

1523 So, Members, I wanted to make sure that we understood that this Committee that's
1524 being formed is separate from the Audit Selection Committee. Is that correct, Ms. Elena?

1525 **Internal Auditor Georgiev:** In a, in a sense it is. Because the Audit Selection
1526 Committee was formed with..., the purpose behind it was to select the External Auditor.

1527 **Councilperson McCoy:** Mhmm.

1528 **Internal Auditor Georgiev:** And, the Audit Committee, in addition to that function,
1529 they will also oversee the Internal Auditor's office. So, [stammer]... [Pause]. In a sense
1530 it, it goes beyond the selection of the External Auditor.

1531 **Councilperson McCoy:** Follow up.

1532 **Chairperson Lanier:** Yes. Go ahead.

1533 **Councilperson McCoy:** Thank you, Ms. Elena.

1534 Members, you know, I think it's a great Ordinance. Just a couple things that I
1535 thought may not be the best, is that the members, who are going to be ultimately
1536 appointed to this Audit Committee, their terms are tied to the Member that appoints them
1537 on City Council. And I don't know that, in my opinion, that that's the best opportunity.
1538 And I can remember from experience on the Planning & Zoning Board, if you had a whole
1539 board to change over, I mean, you're just ironically in that quarter.

1540 Like, for instance, if our elections are in March, and they meet quarterly, you
1541 conceivably might not even have a actual Board to meet if there's business to come
1542 before the Audit Selection Committee. And, quite frankly, I'm not looking for a Board
1543 member to have any allegiance to me. I mean, I think..., what, what I would expect from
1544 an Audit Committee is that they're completely in, in some respected, appointed by us but
1545 independent in that regard, that they're not tied to a actual Board Member's concern.

1546 And, you know, I would ask, you know, if there's some dialogue or discussion on
1547 that, because going forward, the Audit Committee is the very arm that will handle
1548 concerns that's brought by the Internal Auditor, and this is a separate function from the
1549 Audit Selection Committee, and a separate function from our External Auditor.

1550 But, for me, I think it's a great Ordinance. I certainly am gonna make sure that we
1551 have a conversation during budget time that..., there was some general language that
1552 says we'll provide the resources, Mr. Evans. I don't know exactly what that is that, that
1553 the Internal Auditor would need but to carry out our functions but, you know, there was a
1554 lotta things that we kinda discussed. A lot of it bult around training, but that, I think, is for
1555 another meeting.

1556 But Members, I certainly wanted to start the conservation on the Board's position
1557 on having specific terms tied to Board Members.

1558 Thank you, Madam Chair.

1559 **Chairperson Lanier:** Thank you.

1560 Are there any other questions in regards to this Item? [Pause]. Very good. Madam
1561 Clerk.

1562 **City Clerk Anthony:** Councilperson Botel?

1563 **Councilperson Botel:** Yes.

1564 **City Clerk Anthony:** Councilper'...

1565 **Councilperson McCoy:** Madam Cahir?

1566 **Chairperson Lanier:** We're in the middle of a vote. We can come back to that. Go
1567 ahead, Madam Clerk.

1568 **Councilperson McCoy:** But I was trying to ask...

1569 **Chairperson Lanier:** I understand. We're in the middle of a vote. Madam Clerk.

1570 **City Clerk Anthony:** Councilperson McCoy?

1571 **Councilperson McCoy:** Madam Chair, can you indulge...

1572 **Chairperson Lanier:** You can answer the Clerk, sir.

1573 **Councilperson McCoy:** I was trying to offer an amendment, because in its current...

1574 **Chairperson Lanier:** Well, you should've stated that, sir.

1575 **Councilperson McCoy:** Well, I wanted to have a discussion first before I offered it. I
1576 wanted to provide some context. You know, I mean, I, I don't know how else to do this.
1577 It was something that I even spoke to Ms. Elena and she said, 'Well, that would make
1578 sense.' I wanted to bring it in the fashion so that the Members had, had read that section,
1579 would understand where I was coming from.

1580 I mean, you jumped right into...

1581 **Chairperson Lanier:** I jumped...

1582 **Councilperson McCoy:** ...a vote.

1583 **Chairperson Lanier:** ...right into it because you didn't offer an amendment, sir.

1584 **Councilperson McCoy:** Because I said I wanted to see what the Board's discussion
1585 was, Madam Chair.

1586 **Chairperson Lanier:** Go ahead. Offer your amendment, sir.

1587 **Councilperson McCoy:** If the Members are so inclined, I did not want the provision
1588 that the Board Members be tied to the specific Council Members term, that they be
1589 appointed to just a standard three year term, as opposed to tied to the Member's term.
1590 Because, ultimately, if a Member is not on the Board, then that Board member is then
1591 removed from the Audit Selection Committee. And that is what I wanted to do.

1592 And, it would be my amendment to offer that we remove that provision and make
1593 it a standard three year term.

1594 **Councilperson Botel:** Madam Chair? I would, I would second the motion that...

1595 **Chairperson Lanier:** We can, we can...

1596 **Councilperson Botel:** ... [stammer]...

1597 **Chairperson Lanier:** We can re'.., withdraw your original...

1598 **Councilperson Botel:** Yeah. I'll withdrawal my...

1599 **Chairperson Lanier:** ...motion. Okay.

1600 **Councilperson Botel:** I withdraw my original motion and I will se'.., I will second Mr.
1601 McCoy's...

1602 **Chairperson Lanier:** You wanna withdraw...

1603 **Councilperson Botel:** ...[stammer]...

1604 **Chairperson Lanier:** ...your original motion. Hold on a second.

1605 **Councilperson Botel:** Okay.

1606 **Chairperson Lanier:** You withdraw your original motion. Do you withdraw your
1607 second? Ms. Miller-Anderson?

1608 **Chair Pro Tem Miller-Anderson:** Mhmm.

1609 **Chairperson Lanier:** Alright. Very good.

1610 **City Attorney Wynn:** Madam Chair?

1611 **Chairperson Lanier:** Go ahead.

1612 **Councilperson Botel:** Okay. To...

1613 **Chairperson Lanier:** Yes.

1614 **Councilperson Botel:** It's Section 2-237, Establishment of the Audit Committee Part
1615 D, Term.

1616 **Chairperson Lanier:** Wait. Let, let us get this withdrawing thing first. Go ahead,
1617 Madam Clerk.

1618 **Chair Pro Tem Miller-Anderson:** No. That was...

1619 **City Attorney Wynn:** Madam...

1620 **Chair Pro Tem Miller-Anderson:** ...[inaudible] Attorney.

1621 **City Clerk Anthony:** It was City Attorney that...

1622 **City Attorney Wynn:** I just wanna bring to the Council's attention that making these
1623 terms all three years, means that they all will expire at the same time.

1624 **Unk.:** Mhmm.

1625 **City Attorney Wynn:** So I don't know if you wanna have three of the members be
1626 appointed for three years, and the other two appointed for two years, so that the terms
1627 staggered.

1628 **Chairperson Lanier:** Okay. That is, that is an option.

1629 **Councilperson McCoy:** Question. Ms., Ms. Elena, did you capture some additional, I
1630 guess, insight or best practices regarding the current Ordinance, that you may be able to
1631 share with us today regarding the composition of this Board?

1632 **Internal Auditor Georgiev:** As it relates to the terms?

1633 **Councilperson Botel:** Yes.

1634 **Councilperson McCoy:** And also the staggered terms. Because I think we, we talked
1635 about both of those.

1636 **Internal Auditor Georgiev:** Okay. As it relates to the terms, what we can do, we
1637 can... Oh, sorry. [Chuckle]. As this relates to the terms, what we can do is, the initial
1638 term, a group can be set for three years and another for two. And then going forward,
1639 the terms can be standard three years terms but they will be staggered. So we don't run
1640 into that issue, where everybody's term expires at the same time.

1641 So, for example, two members can go from October 1, 2021 to September 30,
1642 2023, for example. And the other three can go from October 2, 2021 to September 30,
1643 2024. And then going.., after that, they can go for the three year terms. And, that will
1644 alleviate the issue.

1645 **Councilperson McCoy:** Madam Chair?

1646 **Internal Auditor Georgiev:** Or, that problem.

1647 **Chairperson Lanier:** Yes. Hold on a second, sir. Hold on. So, is that what you
1648 were saying, Ms., Ms. Wynn?

1649 **City Attorney Wynn:** Yes. That's exactly what I was saying.

1650 **Chairperson Lanier:** Oaky. Very good. Go ahead, sir.

1651 **Councilperson Botel:** Madam Chair? But I would think that those members could
1652 be reappointed. Yes? Okay.

1653 **Internal Auditor Georgiev:** Yes. Of course.

1654 **Councilperson McCoy:** So, if it makes it simple, we can literally pass it in its current
 1655 condition and Ms. Elena can work back those change so that we can see exactly what
 1656 that., what it looks like and bring back an amended version on...

1657 **Internal Auditor Georgiev:** Mhmm.

1658 **Councilperson McCoy:** ...second reading?

1659 **City Attorney Wynn:** Correct.

1660 **Councilperson McCoy:** But, I, I., respectfully, Madam Chair, I wanted to have a
 1661 discussion because I think I spent probably two hours talking to Ms. Elena about the
 1662 various things and components within this, this Ordinance which I think is a great addition.
 1663 And obviously, we have other organizations throughout Palm Beach County that has an
 1664 Internal Auditor. I just wanna make it work because I've literally seen where we've had
 1665 boards to stop because there was some quirky composition where every Councilperson
 1666 wanted to have a specific appointee. And then when they drop off, there was nobody
 1667 else. And then you literally stop all business, [inaudible] a very critical board like the
 1668 Planning & Zoning Board, where nothing has happened.

1669 So, you know, a conversation is all I needed. So, you know, I'm ready to vote on
 1670 it.

1671 **Chairperson Lanier:** Alright. Very good. Thank you, sir. Madam...

1672 **Chair Pro Tem Miller-Anderson:** Madam, Madam Chair?

1673 **Chairperson Lanier:** Yes.

1674 **Councilperson Botel:** So, I will go back to make my original motion that we adopt
 1675 Ordinance 4173.

1676 **Chair Pro Tem Miller-Anderson:** And I'll second.

1677 **Chairperson Lanier:** Alright. Very good. With our original motion. Go ahead...

1678 **Councilperson Botel:** Yes.

1679 **Chairperson Lanier:** ...Madam Clerk.

1680 **City Clerk Anthony:** Madam Chair, Members of the Board, so, are we not vo'..., we
 1681 need to vote on the amended motion?

1682 **Chairperson Lanier:** No. Did you make a suggestion, Mr. McCoy, that we...

1683 **Councilperson McCoy:** [Inaudible].

1684 **Chairperson Lanier:** ...bring it back?

1685 **Councilperson Botel:** I'm...

1686 **Councilperson McCoy:** Bring it back.

1687 **Councilperson Botel:** ...withdrawing the amended motion and I am reinstating my
 1688 original motion to adopt Ordinance 4173 in its current form, with the understanding that
 1689 Ms. Elena will come back on second reading with some amendments to the term.

1690 **Chairperson Lanier:** Very good.

1691 **City Clerk Anthony:** Thank you.

1692 Councilperson Botel?

1693 **Councilperson Botel:** Yes.

1694 **City Clerk Anthony:** Councilperson McCoy?

1695 **Councilperson McCoy:** Yes.

1696 **City Clerk Anthony:** Pro Tem Miller-Anderson?

1697 **Chair Pro Tem Miller-Anderson:** Yes.

1698 **City Clerk Anthony:** Chair Lanier?

1699 **Chairperson Lanier:** Yes.

1700 **Councilperson Botel:** Thank you, Ms. Elena.

1701 **Chairperson Lanier:** And thank you, Mr. McCoy, for catching that.

1702 **Councilperson Botel:** Yes.

1703 **Internal Auditor Georgiev:** Thank you very much.

1704 **Chairperson Lanier:** Thank you.

1705 **City Clerk Anthony:** Chairperson Lanier, you wanna announce the vote?

1706 **Chairperson Lanier:** Yes. That is a 5-0 vote for...

1707 **Councilperson Botel:** Four..., 4-0.

1708 **Chairperson Lanier:** 4-0 vote in favor of the Audit Committee Resolution.

1709 **Councilperson McCoy:** Ordinance.

1710 **Chairperson Lanier:** Ordinance. I'm sorry.

1711 **8. City Clerk Anthony:** Madam Chair, are we now going back to Item No. 8?
 1712 Or?

1713 **Chair Pro Tem Miller-Anderson:** Hmm. Yeah.

1714 **Chairperson Lanier:** Yes. We're gonna go back to No. 8.

1715 **City Clerk Anthony:** Madam Chair, Members of the Board, please be reminded
 1716 that we do have public comment on Item No. 8.

1717 **City Manager Evans:** Madam Chair?

1718 **Chairperson Lanier:** Go ahead.

1719 **City Manager Evans:** Madam Chair and Members of the Board, City Staff would like
 1720 to postpone this Item to your next regular meeting. And I would allow for City..., Assistant
 1721 City Attorney, Ms. Lina Busby, to make the necessary remarks for the Board.

1722 **Chairperson Lanier:** Okay. So, we're going to postpone Item No. 8. And 9?

1723 **Assistant City Attorney Busby:** Just 8.

1724 **Chairperson Lanier:** Just 8?

1725 **City Manager Evans:** Just 8. Yes.

1726 **Chairperson Lanier:** Alright. Very good. Can I get a motion to postpone Ordinance
 1727 4172?

1728 **Councilperson Botel:** So moved.

1729 **Councilperson McCoy:** Second.

1730 **Chairperson Lanier:** Alright. So moved and second. Madam Clerk.

1731 **City Clerk Anthony:** Who did the second.,...

1732 **Councilperson Botel:** Don't we need...

1733 **City Clerk Anthony:** ...Madam Chair?

1734 **Councilperson Botel:** ...a motion...

1735 **Chairperson Lanier:** Mr. McCoy.

1736 **Councilperson Botel:** Okay.

1737 **City Clerk Anthony:** Councilperson McCoy?

1738 **Councilperson McCoy:** Yes.

1739 **City Clerk Anthony:** Councilperson Botel?

1740 **Councilperson Botel:** Yes.

1741 **City Clerk Anthony:** Pro Tem Miller-Anderson?

1742 **Chair Pro Tem Miller-Anderson:** Yes.

1743 **City Clerk Anthony:** Chair Lanier?

1744 **Chairperson Lanier:** Yes.

1745 **Councilperson Botel:** Yeah. Madam Chair? Oh, no. We're gonna do 11..., 9 now,
1746 right? That's...

1747 **Chairperson Lanier:** Yes.

1748 **Councilperson Botel:** Okay. Sorry.

1749 **Assistant City Attorney Busby:** Thank you, Chair. There's just something that our
1750 Department, the Legal Department finds will better complete this Ordinance. And, we
1751 intend to re-notice it pursuant to law. And, we will have it ready and have it heard before
1752 this Honorable Board at the next City Council meeting.

1753 **Chairperson Lanier:** Alright. Very good. Thank you ...

1754 **Assistant City Attorney Busby:** Thank...

1755 **Chairperson Lanier:** ...so much.

1756 **Assistant City Attorney Busby:** Thank you, Chair.

1757 **9. Chairperson Lanier:** No. 9.

1758 **City Clerk Anthony:** **ORDINANCE NUMBER 4164 AN ORDINANCE OF THE**
1759 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1760 **FLORIDA, AMENDING CHAPTER 11, ENTITLED, "NUISANCES," BY CREATING A**
1761 **NEW ARTICLE VII TO BE ENTITLED "CHRONIC NUISANCE PROPERTY"**
1762 **ESTABLISHING A PROCEDURE TO ADDRESS PROPERTIES THAT CHRONICALLY**
1763 **OVER BURDEN THE POLICE DEPARTMENT AND CODE COMPLIANCE DIVISION**
1764 **WITH NUISANCE ACTIVITIES; PROVIDING FOR CONFLICTS AND SEVERABILITY;**
1765 **AND PROVIDING FOR AN EFFECTIVE DATE.**

1766 **NATHAN OSGOOD, CHIEF OF POLICE, 561-841-4130**

1767 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have public
1768 comment on this Item. The acceptance of public comment on this Item is now closed.

1769 **Councilperson Botel:** I move that we approve Ordinance 4164.

1770 **Chair Pro Tem Miller-Anderson:** Second.

1771 **Chairperson Lanier:** Mr. Evans.

1772 **City Manager Evans:** Madam Chair and Members of the Board, if I can have, I
1773 believe, Chief Osgood and Ms. Busby will make this presentation.

1774 **Chairperson Lanier:** Alright. Very good. Ms. Busby.

1775 **Assistant City Attorney Busby:** Yes. Good evening, Chair, Members of the Board.

1776 I believe you heard a presentation on first reading for Ordinance 4164. There have
1777 been no fundamental changes to the second reading, except for some minor grammatical
1778 and punctual amendments that have been made to update this Item.

1779 **Chairperson Lanier:** Very good.

1780 Any questions for Ms. Busby or Chief Osgood in regards to this Item?

1781 **Councilperson McCoy:** Yes, Madam Chair.

1782 **Chairperson Lanier:** Yes. Go ahead, sir.

1783 **Councilperson McCoy:** Ms. Busby, is the provision still inside of here that provides
1784 that the special magistrate can authorize the City Attorney to initiate foreclosures?

1785 **Assistant City Attorney Busby:** Yes. What section are you referencing? Just so I can
1786 go to it in the proposed Ordinance?

1787 **Councilperson McCoy:** Well, I do recall it. I know it's in here. I don't, I don't have it
1788 up precisely. But, you know, I wanted to go back to the comment I heard when we had
1789 this on first reading, is that I don't understand..., it was stated that it's not in the policy of
1790 the City Attorney's office, but if it's in the Ordinance, than that kinda supersedes any
1791 policy, if any, that exists in the Attorney's office.

1792 And, you know, my only thing is, if that would be removed because I can tell you,
1793 there was a whole lot of discussions about the City was, you know, exercising
1794 foreclosures. And I wanna make sure that that doesn't kinda start that impression of false
1795 information.

1796 **Assistant City Attorney Busby:** You're referencing the Chronic Nuisance Abatement
1797 Ordinance or the Code Compliance Ordinance? Because, in the Chronic Nuisance
1798 Abatement Ordinance, the main method that the City uses as enforcement is through the
1799 written..., it's actually Section... Let me just go straight to it. [Pause]. It's in Section 11-
1800 224, Penalties. And, it uses a, a form of, of written assessment for each property and
1801 that they would have..., they would essentially work with police to bring that property into
1802 compliance with the nuisance. And, they have a certain set period of time, there are
1803 fines. And eventually, those fines..., it, it doesn't..., I didn't read in my review of this
1804 Ordinance that it would turn into a foreclosure proceeding initiated by the City Attorney.

1805 **Councilperson McCoy:** Okay. Well, I'm, I'm mistaken, but we did..., the other
1806 Ordinance does provide that specific...

1807 **Assistant City Attorney Busby:** The Or'..., yes.

1808 **Councilperson McCoy:** Yes.

1809 **Assistant City Attorney Busby:** The Code Compliance...

1810 **Councilperson McCoy:** Okay.

1811 **Assistant City Attorney Busby:** ...Ordinance does.

1812 **Councilperson McCoy:** Okay.

1813 **Assistant City Attorney Busby:** And that's pursuant to statute.

1814 **Councilperson McCoy:** Okay. But, that doesn't necessarily mean we have to
1815 incorporate it thought. Correct?

1816 **Assistant City Attorney Busby:** Well, if you wanna ha'..., I think we should have that
1817 conversation..., just so it can be clean, we should have that conversation as a discussion
1818 when we have the Code Compliance Ordinance on second reading.

1819 **Councilperson McCoy:** Fair enough. Thank you.

1820 **Assistant City Attorney Busby:** Thank you.

1821 **Chairperson Lanier:** Very good.

1822 Any other questions in regards to this Item? [Pause]. Madam Clerk.

1823 **City Clerk Anthony:** Councilperson McCoy?

1824 **Councilperson McCoy:** Yes.

1825 **City Clerk Anthony:** Councilperson Botel?

1826 **Councilperson Botel:** Yes.

1827 **Chair Pro Tem Miller-Anderson:** [Inaudible].

1828 **City Clerk Anthony:** Pro Tem Miller-Anderson?

1829 **Chairperson Lanier:** I didn't think she had any. She did?

1830 **Chair Pro Tem Miller-Anderson:** Don't you... she had...

1831 **Chairperson Lanier:** You have public comments?

1832 **Chair Pro Tem Miller-Anderson:** ...a public comment, right?

1833 **City Clerk Anthony:** Excuse me?

1834 **Councilperson Botel:** Did you have a public comment?

1835 **City Clerk Anthony:** Yes, we did.

1836 **Chairperson Lanier:** You did? Alright. Very good.

1837 **City Clerk Anthony:** Mary Brabham.

1838 **Ms. M. Brabham:** I'm glad I caught you before you did, because I, I, I know...

1839 **Chairperson Lanier:** We're sorry about that, Ms. Brabham. [Chuckle].

1840 **Ms. M. Brabham:** Attorney Christy laid it out for we, as homeowners, that are totally
1841 vested in our community. And I reimagine it's.., it also gives us the three [inaudible].
1842 What are our strengths? Our resources on tap? And fix what is broken. And this has
1843 been broken. And she brought us into compliance. And this is nothing new. We're just
1844 getting it here. And I'm so grateful for the Attorney, the Staff and everybody that saw this
1845 great need.

1846 I'm gonna give some highlights right quick here. Chronic Nuisance Ordinance,
1847 additional tool to address nuisance properties in our City. The purpose of this Ordinance
1848 is to obtain voluntary compliance with the property owner through a Written Action Plan
1849 to eliminate nuisance activity at the property. If compliance does not occur, the City may
1850 assess charges for further police services to the property and take other corrective action
1851 at the property.

1852 The excessive calls for service are addressed in this Ordinance, includes at least
1853 thirty-three different statutory, or other Code violations. Including but not limited to,
1854 alcohol, noise, dogs, discharge firearms, prostitution, resisting arrest, house parties,
1855 controlled substances, and other felony violations. Once a property reaches the threshold
1856 set for in the Ordinance to be declared a nuisance, the process commences a notice to
1857 the owner of the issue. This is also.., will put monies into our coffers as well. Especially
1858 since we're gonna rebuild this place here the way that we foresee it for our fathers.

1859 The benefit of this Ordinance is to limit the impact that these nuisance properties
1860 have on their neighbors and their community. Thank goodness.

1861 **Councilperson Botel:** [Chuckle].

1862 **Ms. M. Brabham:** Thank you. Thank you. And I know this Board here is gonna rush
1863 this here. Because we've been waiting for this. And not saying that we don't love every
1864 resident in this City, but it's time for us to step up to the plate. Long overdue. Long, long
1865 overdue.

1866 So, we're gonna take charge. Yes, Ms. Brabham has had both of her vaccines,
1867 her flu shot, her pneumonia shot.

1868 [Chuckles]

1869 **Ms. M. Brabham:** And I've been wearing my boots all through COVID.

1870 **Chairperson Lanier:** Alright. Thank you so much. [Chuckle].

1871 **Ms. M. Brabham:** Ms. Brabham ready to move too.

1872 **Chairperson Lanier:** Yes. Thank...

1873 **Ms. M. Brabham:** Thank you.

1874 **Chairperson Lanier:** ...you so much, Mrs. Brabham.

1875 **Ms. M. Brabham:** Thank you.

1876 [Chuckles and clapping]

1877 **Councilperson Botel:** Madam Chair?

1878 **Chairperson Lanier:** Alright. Very good.

1879 Yes.

1880 **Councilperson Botel:** Madam Chair, if I could beg the indulgence of my colleagues,
 1881 could we pos'.., possibly move Item 14 to this point in time? I see at least eleven people
 1882 in the audience who might.., who have an interest in this Item and I...

1883 **Chair Pro Tem Miller-Anderson:** We're still in the middle of...

1884 **Councilperson Botel:** Say that again.

1885 **Councilperson McCoy:** [Inaudible]...

1886 **Chairperson Lanier:** Yeah. But, we still got a vote on the floor though.

1887 **Councilperson Botel:** Oh, I'm sorry. I'm sorry.

1888 **Chairperson Lanier:** Yes.

1889 **Councilperson Botel:** Go ahead.

1890 **Councilperson McCoy:** And I wanna ask a question, Madam Chair.

1891 **Chairperson Lanier:** Yes. Go ahead, sir.

1892 **Councilperson McCoy:** I was just looking at this and, obviously, I think Ms. Busby
 1893 pointed this out. This is, I guess, WAP and INP is listed throughout. Are those acronyms
 1894 going to be transferred to the actual text version? Because...

1895 **Assistant City Attorney Busby:** The...

1896 **Councilperson McCoy:** ...INP, I had to...

1897 **Assistant City Attorney Busby:** You mean the Written Action Plan? Well...

1898 **Councilperson McCoy:** Well...

1899 **Assistant City Attorney Busby:** In the text version, it's initially used and spelled out as
 1900 Written Action Plan, and then the acronym is used throughout.

1901 **Councilperson McCoy:** Right. But then, you know, I, I guess I.., I don't recall in any
 1902 kind of authoritative rules from the state or statute, that we use acronyms. And
 1903 specifically, INP. I don't know that anybody up here knows what that means, unless you
 1904 actually read all seventeen pages of the Ordinances, which stands for Initial Nuisance
 1905 Property. It just seems that it's used very freely and very frequently throughout here.
 1906 CPTED, I see is one that's mentioned one time, but certainly, WAP and INP is listed...

1907 [Chuckle]

1908 **Councilperson McCoy:** ...several times. And.., it's just a question. I think everybody
 1909 can probably deduce what PD means. But, is that going to be in this fashion, how it's
 1910 gonna be recorded and, and codified?

1911 **Assistant City Attorney Busby:** Yes, Councilperson McCoy. As you see it, is the way
 1912 it will be codified.

1913 **Councilperson McCoy:** Yeah. That, that's in [inaudible] fashion, Ms., Ms. Busby of
 1914 what typically happens. When you have complex terminologies, you have a definition
 1915 section. And that let.., sets forth it, and then it's repeated throughout. But, using
 1916 acronyms in authoritative legislation is not anything I've seen on the state level.

1917 And, and, and, and really, the reason is, is because you wanna be very precise
 1918 and clear, and, you know, I [chuckle], I've seen this before and I know in caselaw where
 1919 there was a company that was taken to the U.S. Tax Court because they used CPA. And,
 1920 CPA didn't mean the definition of Certified Public Accountant, it means.., it, it had some
 1921 other definition that was close to it. And, it was stricken down.

1922 So, I just don't wanna create more confusion when we're literally creating laws
 1923 here. Just, my opinion, it should've just been very clear.

1924 **Chairperson Lanier:** Alright. Thank you, sir, for those comments.

1925 Madam Clerk, could we have the vote for the Item that's on the table, please?

1926 **City Clerk Anthony:** Councilperson McCoy?

1927 **Councilperson McCoy:** Yes.

1928 **City Clerk Anthony:** Councilperson Botel?

1929 **Councilperson Botel:** Yes.

1930 **City Clerk Anthony:** Pro Tem Miller-Anderson?

1931 **Chair Pro Tem Miller-Anderson:** Yes.

1932 **City Clerk Anthony:** Chair Lanier?

1933 **Chairperson Lanier:** Yes.

1934 **Councilperson Botel:** Madam Chair?

1935 **Chairperson Lanier:** Yes.

1936 **Councilperson Botel:** If, if, if it is possible, could we move Item 14 up in the Agenda,
 1937 just to accommodate the elven or so people I see in the audience, who might have interest
 1938 in this Item?

1939 **Chairperson Lanier:** Yes. City Attorney, can we..., do we need a vote to reorder the
1940 Agenda this way?

1941 **City Attorney Wynn:** You can just take it out of order.

1942 **Councilperson Botel:** Thank you.

1943 **Chairperson Lanier:** I'm sorry?

1944 **Councilperson Botel:** You can just...

1945 **City Attorney Wynn:** You can take...

1946 **Councilperson Botel:** ...take it out of order.

1947 **City Attorney Wynn:** ...it out of order.

1948 **Chairperson Lanier:** Okay. Very good.

1949 **Councilperson Botel:** Thank you very much.

1950 **14. Chairperson Lanier:** We're gonna go with No. 14. Madam Clerk.

1951 **City Clerk Anthony:** **RESOLUTION NUMBER 69-21 A RESOLUTION OF THE**
1952 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
1953 **FLORIDA, APPROVING A CHANGE ORDER WITH BROTHERS CONSTRUCTION OF**
1954 **STUART, FLORIDA AND ERDMAN ANTHONY OF WEST PALM BEACH, FLORIDA**
1955 **FOR COSTS ASSOCIATED WITH REDESIGN OF THE GRAND BAHAMA BRIDGE**
1956 **AND ASSOCIATED CONSTRUCTION OVERSIGHT SERVICES IN THE AMOUNT OF**
1957 **\$1,070,503.39 AND \$202,000 RESPECTIVELY; AUTHORIZING THE CITY MANAGER**
1958 **TO APPROVE CHANGE ORDERS UP TO TEN PERCENT (10%); AUTHORIZING THE**
1959 **DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT**
1960 **FOR SAME FROM PROJECT NUMBER 18097 AND PROVIDING AN EFFECTIVE**
1961 **DATE.**

1962 **TERRENCE BAILEY, CITY ENGINEER, 561-845-4080**

1963 **City Clerk Anthony:** Madam Chari, Members of the Board, we do have public
1964 comment on this Item. The acceptance of public comment on this Item is now closed.

1965 And I also want to acknowledge that nineteen comments were received via email
1966 and will be made a part of the transcribed Minutes.

1967 **Chairperson Lanier:** Very good.

1968 **Councilperson Botel:** Motion to approve Resolution 69-21.

1969 **Chair Pro Tem Miller-Anderson:** Second.

1970 **Chairperson Lanier:** Madam Clerk, public comments, please.

1971 **City Clerk Anthony:** Patricia Papa, Leticia Nazzo, Larry Louric [sp].

1972 [Inaudible exchange]

1973 **Ms. P. Papa:** Good evening. I'm not sure who I address this to. My name is Patricia Papa
1974 and I live in Palm Beach Isles.

1975 And it's been mentioned to me that they're going to make two of the roads one way
1976 during this project. I'm wondering if it's temporary? And why is this necessary to have
1977 the streets be one way? I can't see how it would affect the Grand Bahama area.

1978 That's my question.

1979 **Chairperson Lanier:** We're gonna, we're gonna stop the, the public comment right
1980 here. I want, I want the, the people who want to do public comments to hear the
1981 presentation first. So that.., there may be some questions that may be in, in the
1982 presentation that you may have.

1983 Go ahead, Mr. Bailey.

1984 **City Engineer Bailey:** Alright. Terrence Bailey, City Engineer.

1985 I did not have a presentation specifically above and beyond the backup. But I, I
1986 can speak to this change order.

1987 As you all know, and this is a very public and important project to the community.
1988 We've been in design on the bridges at Palm Beach Isles for about seven years now. We
1989 began construction last year. While we were in the middle of construction, an issue of
1990 the westernmost bridge at Grand Bahama Drive came up. There were multiple
1991 community meetings, and including onsite meetings, with the community to go over the
1992 specifics of the reconstruction of that bridge.

1993 While we were in the field, it became apparent that the design that we'd been
1994 working on was insufficient for the needs of the residents in the westernmost portion of
1995 the community and we immediately commissioned a redesign.

1996 We were before this Council to authorize that redesign of the bridge. The
1997 construction plans were completed and, unfortunately, due to this significant escalation
1998 in commodity costs that COVID has brought upon us, we are here really to address cost
1999 escalations, based on the redesign of that bridge.

2000 To the question as by the resident. Currently, while the bridges are [stammer]
2001 under construction, there is a one way only at the bridge itself. The rest of the streets are
2002 not impacted. That will be the similar case when we reconstruct the bridge in the back.
2003 Obviously, in order to have two way traffic, the bridges will be very wide. So, they go
2004 down to a one way, or one lane of temporary bridge, for a cost effective measure, but
2005 there's a s'.., a lighting system that only lets one direction of cars go at a time. It is only
2006 during the period that that bridge is reconstructed.

2007 So, there will be no other impacts in the way of one way on any other street, except
2008 exactly in the small footprint where the bridge is being built at that time. All of the other
2009 roads in the community remain as they're currently configured.

2010 **Chairperson Lanier:** Very good. Are there any questions from the Board in regards
2011 to this Item? [Pause]. Very good. We can proceed with the public comments.

2012 **City Clerk Anthony:** Leticia Nazzo, Larry Louric, Bill Contole.

2013 **Ms. L. Nazzo:** [Inaudible]. Thank you for allowing me to speak with all of you
2014 today. I am representing Palm Beach Isles Property Owner's Association, and the
2015 residents that live in Palm Beach Isles.

2016 The Resolution before you today is the final component of a program that began
2017 back in 2015. At that time, it was determined that the bridges, there's three of them,
2018 ingress, egress and then in the back, like Terrence had said. Those bridges were
2019 condemned because they were over seventy years old. And, at that time, they were
2020 crumbling and they needed replace.

2021 In 2017, the Council, which a lot of you weren't there at the time, voted
2022 unanimously to move forward to safely replace the bridges. Okay? You hired the
2023 engineering and the design firms, and now here we are today, 2020. We asked for like
2024 for like, we got like for like. Grand Bahama was the issue. It included eminent domain
2025 options, or actually, eminent domain of residents' property, based on that design that was
2026 presented.

2027 The residents of Palm Beach Isles were so thankful for the proactive efforts of
2028 Jonathan Evans, Terrence Bailey and Julia Botel. To actually go back to the table and
2029 redesign it so that it was like for like, so that it could just continue and move forward.

2030 The complex undertaking to provide a safe, [stammer] and efficient, and an
2031 infrastructure that so long overdue, is now in progress. We're almost done with it. We're
2032 in the final mile.

2033 Please, please, please don't delay the vote tonight. We're done. We're almost
2034 finished.

2035 We wanna make sure that this undertaking is going to be completed, effectively,
2036 so that it will last well passed all of our years. I've lived there for twenty-five. I'm sure
2037 you all have been up in that area before. I know that these bridges need replace and
2038 we're at the end. Any delay tonight will continue to increase the cost, as Terrence has
2039 suggested. And, most importantly, the safety of the residents. If you haven't been up
2040 there, you really should go up and, and look at them.

2041 Again, please approve..., please vote to approve this.

2042 Thank you very much.

2043 **Chairperson Lanier:** Thank you.

2044 **City Clerk Anthony:** Larry Louric, Bill Contole, Dave Brady.

2045 **Mr. W. Contole:** Good evening. My name is Bill Contole. I don't think Mr. Louric's
2046 gonna make it tonight. He's at a dinner meeting. I live on Grand Bahama, and I've been

2047 on the Board of Palm Beach Isles for thirty years. I wonder why but fortunately, we have
2048 come to this point where we can really improve the infrastructure of Riviera Beach that
2049 needs to be done. These bridges are sixty years old.

2050 And, through the efforts of the people working on this, Mr. Evans and Mr. Bailey,
2051 and all of you, we have moved forward and now we're on the final step. Unfortunately,
2052 we're spending the money we have to extra because we've kicked the can down the road
2053 in the past. Now, you've heard that seven years ago we knew these ridges were falling
2054 in and thankfully they haven't. But, of course, they had the [stammer] pieces of steel on
2055 the bridges, just to keep them from falling in.

2056 So, I don't need to go over this again. This has been..., we have a fantastic
2057 contractor, Frank, who's out there. He's worked with us tremendously and accommodate
2058 our, our community. And, as I said, Mr. Bailey and Mr. Evans, they both have come out
2059 there and..., along with Council representative..., and Julia, and she has worked out with
2060 things. It's unfortunate what happened with Grand Bahama, the, the design was not a
2061 good design before, because the way it was going to encroach on properties. And now
2062 it's fixed.

2063 So, I really hope that all of you see that this is the project that'll improve our City.
2064 And I urge you to vote for it.

2065 Thank you very much.

2066 **Chairperson Lanier:** Thank you, sir.

2067 **City Clerk Anthony:** Dave Brady, Allison Brown.

2068 **Mr. D. Brady:** Hi Council, Mayor, Staff, everybody. Thanks for being here.

2069 I'll..., they said everything. I just wanna support the Council. Terrence has done a
2070 wonderful job and we really thought this was gonna be living hell, trying to go in and out
2071 one way, and this contractor has done a fantastic job. I urge you just to keep moving
2072 forward.

2073 Thank you.

2074 **Chairperson Lanier:** Thank you, sir.

2075 **City Clerk Anthony:** Allison Brown.

2076 **Ms. A. Brown:** Good evening, Council Members, Mr. Mayor, Mr. Evans.

2077 I'm the President of the Palm Beach Isles Property Owner's Association. I just first
2078 wanted to thank the City very much for taking this issue seriously. As Mr. Contole
2079 mentioned, this is something that's been ongoing for a really long time. And I'm grateful
2080 that the City moved this forward.

2081 Obviously, I'm here today to support the additional charges that are being
2082 requested. And one issue that has sort of been touched on by Mr. Contole, that, that I

2083 wanted to really emphasize, is the great working relationship the City and the Property
2084 Owner's Association, along with the residents, have had with BCI, run by Frank.

2085 One of the bene'.., additional benefits to the City is that our HOA can go directly to
2086 Frank with resident concerns, and not bother the City as an intermediary with that. And,
2087 he has been extremely responsive at no additional cost to the City. So, I would hate for
2088 us to miss an opportunity to continue the project with BCI, and then be in a situation where
2089 perhaps we're working with someone else who may or may not be as responsive. And
2090 then, suddenly, City employees are burdened with extra issues that, at this time, the
2091 Property Owner's Association and Frank and BCI are able to work through together.

2092 So, thank you. Thank you to the City. Thank you all.

2093 **Chairperson Lanier:** Thank you.

2094 **City Clerk Anthony:** Madam Chair, Members of the Board, that concludes public
2095 comment on this Item.

2096 **Chairperson Lanier:** Very good.

2097 Are there any questions from the Board in regards to this Item? [Pause]. Okay.
2098 Very good. Madam Clerk.

2099 **City Clerk Anthony:** Councilperson Botel?

2100 **Councilperson Botel:** Yes.

2101 **City Clerk Anthony:** Councilperson McCoy?

2102 **Councilperson McCoy:** Yes.

2103 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2104 **Chair Pro Tem Miller-Anderson:** Yes.

2105 **City Clerk Anthony:** Chair Lanier?

2106 **Chairperson Lanier:** Yes.

2107 **City Clerk Anthony:** Madam Chair, can you please announce the vote.

2108 **Chairperson Lanier:** Very good. The outcome of this vote was 4-0 in favor of
2109 Resolution Number 6921.

2110 **Councilperson Botel:** Go home. [Chuckle]. Go home.

2111 [Chuckles and applause]

2112 **Chairperson Lanier:** Alright. Very good. Thank you. Next Item, Madam Clerk.

2113 **Councilperson Botel:** Thanks for changing it.

2114 **ITEMS TABLED**

2115 **REGULAR**

2116 **12. City Clerk Anthony:** The next Item is Item No. 12.

2117 **City Clerk Anthony:** RESOLUTION NUMBER 72-21 A RESOLUTION OF THE
2118 CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,
2119 FLORIDA, AUTHORIZING A CHANGE ORDER TO ADVANCED MODULAR
2120 STRUCTURES INC., OF POMPANO BEACH, FLORIDA TO UPGRADE THE
2121 PLANNED APPARATUS STORAGE COVERING IN THE AMOUNT OF \$190,000;
2122 AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO TEN
2123 PERCENT (10%); AUTHORIZING THE DIRECTOR OF FINANCE AND
2124 ADMINISTRATIVE SERVICES TO MAKE PAYMENT FOR SAME FROM PROJECT
2125 NUMBER 21010; AND PROVIDING AN EFFECTIVE DATE.

2126 **TERRENCE BAILEY, CITY ENGINEER, 561-845-4080**

2127 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
2128 comment on this Item. The acceptance of public comment on this Item is now closed.

2129 **Councilperson Botel:** Move to accept Resolution No. 72-21.

2130 **Councilperson McCoy:** Second.

2131 **Chairperson Lanier:** Very good. Madam Clerk. I'm sorry [chuckle]. Mr. Evans.

2132 **City Manager Evans:** Madam Chair and Members of the Board, if I can have the
2133 City Engineer, Mr. Terrence Bailey make this presentation.

2134 **Chairperson Lanier:** Thank you. Mr. Bailey.

2135 **City Engineer Bailey:** Again, nothing specific above and beyond in the backup. You
2136 will see in your backup, there are two versions of the apparatus bay. One is a
2137 polyethylene, sort of a arched dome. That was originally proposed by the design-build
2138 professional. And again, as you know, with design-build, it.., the design doesn't harden
2139 up until you get halfway, sort of, into the project.

2140 As we moved expeditiously through the Site Plan process, which we achieved
2141 today, it came to light the specifics of that apparatus bay. In consultation with Fire Chief
2142 John Curd, we looked at the long term viability of protecting millions of dollars worth of
2143 assets in a structure of that nature, and we felt it prudent, while it is a \$190,000, the cheap
2144 insurance, in order to protect the bays and maintain level of service, to upgrade to a fully
2145 metal structure. That structure is movable, reusable, and we certainly foresee having that
2146 as a long term asset in our inventory to provide service to the community. Not necessarily
2147 in this location forever, but in the inventory in whatever form or fashion we see fit going
2148 forward after we get a permitted Fire Station 87.

2149 And with that, I'll close.

2150 **Chairperson Lanier:** Alright. Very good.

2151 Are there any public comments for this Item?

2152 **City Clerk Anthony:** Madam Chair, a public comment card came as I was making
 2153 the statement that the public comment.., the acceptance of public comment...

2154 **Chairperson Lanier:** Right.

2155 **City Clerk Anthony:** ...was closed.

2156 **Chairperson Lanier:** Go ahead.

2157 **City Clerk Anthony:** Delores Williams.

2158 **Ms. D. Williams:** Thank you.

2159 I'm here again.

2160 I would just like to give a compliment. I don't, I don't like to criticize people, but
 2161 Mrs. Shermain [sp], the lady.., when I was standing right there with my card before you
 2162 started, and before you, before you finished. And I'm not trying to be out of order.

2163 I'd just like to give a, a comment. Mr. Bailey, I brought something to his attention
 2164 about my area, and about speeding in the streets.

2165 **Chairperson Lanier:** Ms., Ms., Ms. Delores, you're gonna have to speak on the
 2166 issue that is on the table. You, you cannot speak on a issue that is not a part of this Item.

2167 **Ms. D. Williams:** Mr. Bailey was talking about... Well, I'm not trying to get [inaudible]
 2168 to speak on a Item, but [inaudible]...

2169 **Chairperson Lanier:** I'm sorry to tell you...

2170 **Ms. D. Williams:** ...[inaudible]...

2171 **Chairperson Lanier:** ...that.., it has...

2172 **Ms. D. Williams:** I wanna...

2173 **Chairperson Lanier:** ...to be on this item.

2174 **Ms. D. Williams:** ...give Mr. Bailey a compliment and [inaudible]...

2175 **Chairperson Lanier:** Ma'am.

2176 **Ms. D. Williams:** ...and for what he's doing...

2177 **Chairperson Lanier:** You're gonna ha'...

2178 **Ms. D. Williams:** ...in my City and my...

2179 **Chairperson Lanier:** Alright.

2180 **Ms. D. Williams:** ...[inaudible].

2181 **Chairperson Lanier:** Very good. Thank you so much, ma'am.

2182 Are there any questions from the Board in regards to this Item? [Pause]. Alright.

2183 Very good. Madam Clerk.

2184 **City Clerk Anthony:** Councilperson McCoy?

2185 **Councilperson McCoy:** Yes.

2186 **City Clerk Anthony:** Councilperson Botel?

2187 **Councilperson Botel:** Yes.

2188 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2189 **Chair Pro Tem Miller-Anderson:** Yes.

2190 **City Clerk Anthony:** Cahir Lanier?

2191 **Chairperson Lanier:** Yes. Next Item.

2192 **13. City Clerk Anthony: RESOLUTION NUMBER 70-21 A RESOLUTION OF**

2193 **THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**

2194 **FLORIDA, AUTHORIZING A CHANGE ORDER TO RANDOLPH CONSTRUCTION**

2195 **GROUP OF RIVIERA BEACH, FLORIDA, TO RENOVATE THE RIVIERA BEACH**

2196 **PUBLIC LIBRARY AND EMPOWERMENT CENTER'S CAFE IN THE AMOUNT OF**

2197 **ONE HUNDRED FORTY FOUR THOUSAND EIGHT EIGHT DOLLARS AND THIRTY**

2198 **THREE CENTS (\$144,088.33); AUTHORIZING THE CITY MANAGER TO APPROVE**

2199 **CHANGE ORDERS UP TO TEN PERCENT (10%); AUTHORIZING THE DIRECTOR OF**

2200 **FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FOR SAME**

2201 **FROM PROJECT NUMBER 21010; AND PROVIDING AN EFFECTIVE DATE.**

2202 **TERRENCE BAILEY, CITY ENGINEER, 561-845-3080**

2203 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have public

2204 comment. The acceptance of public comment is now closed.

2205 **Chairperson Lanier:** Very good. You can go ahead with... I'm sorry. Can I get a

2206 motion for this Item?

2207 **Chair Pro Tem Miller-Anderson:** Motion...

2208 **Councilperson Botel:** I... I'm sorry.

2209 **Chair Pro Tem Miller-Anderson:** ...to approve Resolution 70-21.

2210 **Councilperson Botel:** Second.

2211 **Chairperson Lanier:** Very good. Public comment, please.

2212 **City Clerk Anthony:** Mary Brabham.

2213 **Ms. M. Brabham:** Ms. Mary Brabham, Riviera Beach.

2214 I would like to say for the general public, on July the 3rd at 11:00 o'clock a.m. to
2215 2:00 o'clock p.m., will be the grand opening for our new Library. And I would just like to
2216 thank the Staff for moving the goalpost. For the Library Staff, the Youth Empowerment
2217 Staff. And to give you a little feedback, when we say in Reimagine, our greatest asset is
2218 our children.

2219 And with that café, that's right, residents. We'll be able to come in and get some
2220 coffee.

2221 [Chuckle]

2222 **Ms. M. Brabham:** And get all of that stuff.

2223 [Inaudible audience comment]

2224 **Ms. M. Brabham:** And it also teaches our youth, and our young people,
2225 entrepreneurship, the skillset, their work ethic. So, we did not forget you in our
2226 Reimagine. Ms. Brabham will never forget you, Mr. Evans will never forget you, the Staff,
2227 the management, everybody that moves these goalposts, we will not forget you. Because
2228 you are a part of this City.

2229 And Ms. Brabham will vi'.., revisit our Library now, because we're going in a new
2230 location. And it will have the technology of the 21st Century. And it's gonna be very
2231 interesting, from what I was told, so I'm gonna make sure that I'm there. And you do not
2232 have to have an invitation. Ms. Brabham said so.

2233 [Chuckles]

2234 **Ms. M. Brabham:** Tell them Ms. Brabham said so.

2235 [Chuckles]

2236 **Ms. M. Brabham:** I want you all to come out, because this is really, really gonna be
2237 really, really something. It's gonna also be eye-stopper for you too, trust Ms. Brabham. I
2238 won't tell you nothing that's not true.

2239 So, our youth, hats off to you. The Library Director, hats off to him, and we're
2240 gonna have... That's right, residents, we're gonna have updated technology and books.
2241 That's a joy for Ms. Brabham because she is a reader, and I've always encouraged
2242 everybody else to read as well. And as well as our students and stuff too.

2243 So.., and Mr. Bailey, I'm gonna stay on ya. I'm gonna keep pushing you because
2244 I know that you have some, some goalposts too. So, good job, good job. Reimagine.
2245 The Fire Department as well, we are moving. And it's over'.., long overdue.

2246 So, I say kudos to you and everybody else that had a great hand in moving this
2247 City, and moving our infrastructure forward. All of our infrastructure in this City, our main

2248 facilities here, they are deplorable, residents. Deplorable. I have never lived or visited a
2249 City where it is not one great facility to serve the master population in this City here that
2250 is not in deplorable condition.

2251 So, please come out for Reimagine, on the 29th. Yeah, Ms. Brabham is pushing it
2252 along, with everybody else. Because we do want you and everybody else to be a part.

2253 Thank you.

2254 **Chairperson Lanier:** Thank you, Ms. Brabham.

2255 **Councilperson Botel:** Madam Chair?

2256 **Chairperson Lanier:** Yes. Go ahead.

2257 **Councilperson Botel:** Could I just ask if Mr. Evans would very briefly explain how
2258 the Marriott is involved with the café? I think it's a wonderful, wonderful thing.

2259 **City Manager Evans:** Madam Chair and Members...

2260 **Chairperson Lanier:** Yes.

2261 **City Manager Evans:** ...of... I'll provide a little bit of the presentation, but Mr. Bailey
2262 can speak to some of the specific elements as it relates to this change order.

2263 So, City Staff had the opportunity to meet with Roger Amidon, General Manager
2264 of the Marriott. And, we talked about the possibility of fusing a relationship between the
2265 Marriott Resorts and the City of Riviera Beach. And so, our café will actually be an
2266 incubator. The folks that work in our café, our young folks, will have an opportunity to
2267 learn the Marriott way.

2268 [Applause]

2269 **City Manager Evans:** And so, we're so excited about the opportunity to be able to
2270 have a full functioning café, can't call it a coffeeshop or a snack bar. Do not let Ms.
2271 Grimsley hear that. It is a actual, full service café. And, we're gonna have young people
2272 that will go to trainings. We've also had conversations with the Marriott staff and they will
2273 actually help facilitate certification processes, our folks going to their food and beverage
2274 and hospitality operations. Their Department Director is coming to have meetings in our
2275 facility, as well as, CareerSource is gonna have a presence on the campus. We're also
2276 gonna have representatives in interactions with folks from FAU. We have Marriott
2277 Resorts.

2278 So this particular facility, as well as our partnership with the county, is going to be
2279 a plethora of other agencies that are going to help us really create that experience that
2280 you can dive into a book or you can go into a virtual reality room. And we're actually.., in
2281 addition to that, we're actually partnering up with Loggerhead Marian about the po'.., not
2282 Marina, but Loggerhead.., the facility in Juno t be able to have some of their virtual reality
2283 opportunities for our young folks to participate in.

2284 So we're really excited about the facility. And, as Ms. Brabham stated, the grand
2285 opening is the 3rd of the July from 11:00 to 2:00. And we hope to see everyone there.
2286 But, this is the last ask of Staff to help facilitate the, the final stages of the café.

2287 **Councilperson Botel:** Thank you.

2288 **Chairperson Lanier:** Yes. Thank you so much.

2289 [Applause]

2290 **Chairperson Lanier:** That deserves a round of applause. We have been waiting
2291 on a new Library for a long time, and we're just so happy to be able to be mo'.., to be
2292 moving forward with it. And especially in the state that it's in and it's, it is beautiful.

2293 Are there any other questions from the Board in regards to this Item? Mr. Bailey,
2294 you wanna talk a little bit more about the change order?

2295 **City Engineer Bailey:** I get the fun part of telling you about moving walls and cutting
2296 through the slab. But you can imagine [stammer] when Ms. Grimsley brought this
2297 concept, unfortunately, we had already started the construction. But, as you can see from
2298 the reaction and the potential, there was.., no was not an answer.

2299 So, between the architect, the contractor, we have all worked very diligently and
2300 expeditiously to try to bring the facility side of this opportunity to bear, and still meet the
2301 grand opening next Saturday. So, I won't get into the gory details of walls being torn up
2302 and slabs and sinks and pipes and, you know, connecting water, sewer and filters and all
2303 that. This is a, a substantial cost of a change order, but the opportunity was too great to
2304 pass it up. And, if we didn't do it now, it would not get done.

2305 So, with that.., that is a.., an update from the facility perspective of the wall.., the
2306 construction items.

2307 **Chairperson Lanier:** Thank you.

2308 Are there any other questions about this Item?

2309 **Councilperson Botel:** I... Madam Chair?

2310 **Chairperson Lanier:** Yes. Go ahead.

2311 **Councilperson Botel:** I just have a quick comment. I will not be here for the grand
2312 opening, and I am so sad. But I expect to have a special tour of that place on July 5th
2313 when I get back in town. [Chuckle]. I mean...

2314 Thank you.

2315 **Chairperson Lanier:** Alright. Very good.

2316 **Councilperson Botel:** I'm excited.

2317 **Chairperson Lanier:** Yes. Go ahead, sir.

2318 **Councilperson McCoy:** Yeah. I'm not gonna be here neither. Me and my son will be
 2319 at Disney for his birthday.

2320 **Councilperson Botel:** Oh.

2321 **Chairperson Lanier:** Oh, nice.

2322 **Unk.:** Good for you.

2323 [Inaudible comments]

2324 **Councilperson McCoy:** Twenty-six.

2325 **Chairperson Lanier:** Oh, that's right. Twenty-six.

2326 **Councilperson Botel:** [Chuckle].

2327 **Chairperson Lanier:** Very good. Alright. Madam Clerk.

2328 **City Clerk Anthony:** Councilperson Botel?

2329 **Councilperson Botel:** Yes.

2330 **City Clerk Anthony:** Councilperson McCoy?

2331 **Councilperson McCoy:** Yes.

2332 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2333 **Chair Pro Tem Miller-Anderson:** Yes.

2334 **City Clerk Anthony:** Chair Lanier?

2335 **Chairperson Lanier:** Yes.

2336 Very good. Next item.

2337 **15. City Clerk Anthony:** RESOLUTION NO. 52-21 A RESOLUTION OF THE
 2338 CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,
 2339 FLORIDA, ACCEPTING THE RECOMMENDATION OF STAFF AND AUTHORIZING
 2340 THE MAYOR AND CITY CLERK TO EXECUTE CONTINUING SERVICES
 2341 CONTRACTS TO PROVIDE PROFESSIONAL MARINE/COASTAL ENGINEERING
 2342 CONSULTING SERVICES WITH EACH OF THE TOP THREE RANKED FIRMS, SEA
 2343 DIVERSIFIED, INC. OF DELRAY BEACH, FLORIDA CUMMINS CEDERBERG, INC.
 2344 OF JUPITER, FLORIDA, AND EDGEWATER RESOURCES, LLC OF POMPANO
 2345 BEACH, FLORIDA COMMENCING JUNE 3, 2021 AND ENDING JUNE 2, 2024 WITH
 2346 RENEWAL OPTIONS FOR TWO (2) ADDITIONAL TWELVE (12) MONTH PERIODS;
 2347 AUTHORIZING THE FINANCE DIRECTOR TO MAKE PAYMENTS FROM THE
 2348 APPROPRIATE OPERATING ACCOUNTS; AND PROVIDING AN EFFECTIVE DATE.

2349

2350 **RANDY SHERMAN, FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR,**
2351 **561-845-4040**

2352 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have public
2353 comment on this Item. The acceptance of public comment on this Item is now closed.

2354 **Councilperson Botel:** Motion to approve Resolution 52-21.

2355 **Councilperson McCoy:** Second. Second.

2356 **Chairperson Lanier:** Public comment, Madam Clerk.

2357 **City Clerk Anthony:** Delores Williams.

2358 **Ms. D. Williams:** [Inaudible].

2359 **Chairperson Lanier:** Yes, ma'am.

2360 **Ms. D. Williams:** To the Mayor, he's left. I'd like to thank Mr. Sherman for [inaudible]
2361 all these people here.

2362 But I wanna say one thing and don't cut me off. Mr. McCoy...

2363 **Chairperson Lanier:** If you are...

2364 **Ms. D. Williams:** ...I would like to give you...

2365 **Chairperson Lanier:** ...not talking about the Item that is on the Agenda...

2366 **Ms. D. Williams:** ...[inaudible]...

2367 **Chairperson Lanier:** ...Ms. Delores...

2368 **Ms. D. Williams:** ...an article [inaudible].

2369 **Chairperson Lanier:** We keep having this conversation.

2370 **Ms. D. Williams:** So, I would just like to thank Mr. Sherman...

2371 **Chairperson Lanier:** Ms...

2372 **Ms. D. Williams:** ...for paying...

2373 **Chairperson Lanier:** This...

2374 **Ms. D. Williams:** Didn't you say this what I had to talk about?

2375 [Gavel]

2376 **Ms. D. Williams:** Mr. Sherman paying...

2377 [Gavel]

2378 **Chairperson Lanier:** You're out of order, ma'am.

2379 **Ms. D. Williams:** [Inaudible] right here.

2380 **Chairperson Lanier:** Could I have someone come and move this young lady from
2381 the podium, please?

2382 **Ms. D. Williams:** Did you say for me to speak on 15? The comments here, on Item
2383 15.

2384 **Chairperson Lanier:** You are speaking on Item No. 15.

2385 **Ms. D. Williams:** yes. That what I'm...

2386 **Chairperson Lanier:** Yes, ma'am. And you're talking about continuing services
2387 contract to provide...

2388 **Ms. D. Williams:** Yes.

2389 **Chairperson Lanier:** ...professional marine coastal...

2390 **Ms. D. Williams:** That's...

2391 **Chairperson Lanier:** ...engineering consulting services.

2392 **Ms. D. Williams:** [Inaudible] Mr. Sherman for that. And also, thank Mr. McCoy for
2393 [inaudible]

2394 **Chairperson Lanier:** Alright. Thank you so much, Ms. Delores. Thank you.

2395 Alright. Very good. So, can we get back to any discussions or do we have a
2396 presentation about this Item, Mr. Evans?

2397 **City Manager Evans:** Madam Chair and Members of the Board, Director of Finance,
2398 Mr. Randy Sherman is prepared to answer any questions the Board may have. But this
2399 a continuing service agreement that actually provides for engineering services for the
2400 completion of, and the review of, the expansion of our docks at our municipal Marina.

2401 So this is just a continuing services contract.

2402 **Chairperson Lanier:** Very good. [Chuckle].

2403 **Councilperson Botel:** Madam..., Madam Chair...

2404 **Finance and Administrative Services Director Sherman:** [Inaudible]. Questions, I'll,
2405 I'll take them.

2406 **Chairperson Lanier:** [Chuckle].

2407 **Councilperson Botel:** I, I...

2408 **Councilperson McCoy:** Madam...

2409 **Councilperson Botel:** ..have a request.

2410 **Chairperson Lanier:** Yes. Go ahead.

2411 **Councilperson Botel:** Thank you.

2412 You know, we have a marine tech program, a very robust, well-oiled machine over
2413 there at Inlet Grove in their marine tech program. And I'm just wondering if we couldn't
2414 maybe convince the ter'.., the Cummins& Cedarberg and the other.., Edgewater
2415 Associates to maybe make some pro bono presentations to the marine tech classes over
2416 at Inlet Grover. Because, you know, those kids are learning how to repair diesel engines,
2417 but I think they should also be exposed to what it means to be a marine engineer and
2418 have that kind of a vision for them.

2419 So, if, if we can work with those firms to make that happen, it would be wonderful.

2420 **Finance and Administrative Services Director Sherman:** Excellent idea. Thank you.

2421 **Councilperson Botel:** Thank you.

2422 **Councilperson McCoy:** Madam Chair?

2423 **Chairperson Lanier:** Thank you.

2424 Yes. Go ahead, sir.

2425 **Councilperson McCoy:** Mr. Sherman, these funds, I guess, when we do see them
2426 again, do you foresee that it will come back to us, because they exceed, I guess, the
2427 regular threshold level of Administration? Like, these specific contracts.

2428 **Finance and Administrative Services Director Sherman:** I, I'm sorry. I'm having a
2429 hard time hearing your question.

2430 **Councilperson McCoy:** Okay. So, thee continuing contracts for these, I think it's two
2431 or three firms. Will they come back to us if they exceed that threshold level?

2432 **Finance and Administrative Services Director Sherman:** Yes. I mean, the, the
2433 dollars for thee contacts are in the CIP and they will come here.

2434 **Councilperson McCoy:** Okay. And that's.., actually, that was my next question. So,
2435 it's in the Capital Improvement Plan but not inside of the actual operating plan of the, I
2436 guess, the Marina budget? I guess the Marina Enterprise Fund that we set aside, right?

2437 **Finance and Administrative Services Director Sherman:** Correct. Correct. It's in...

2438 **Councilperson McCoy:** But...

2439 **Finance and Administrative Services Director Sherman:** ...the capital.

2440 **Councilperson McCoy:** I guess, help me understand. The design in itself is not
2441 something that can be considered operational?

2442 **Finance and Administrative Services Director Sherman:** No. 'Cause the design
2443 goes along with the project. And we actually add the design cost to the capital asset. So,
2444 they go hand in hand.

2445 **Councilperson McCoy:** Okay. Alright. Fair enough. Thank you.

2446 **Chairperson Lanier:** Alright. Very good. Thank you.

2447 Are there any other questions about this Item? [Pause]. Madam Clerk.

2448 **City Clerk Anthony:** Councilperson Botel?

2449 **Councilperson Botel:** Yes.

2450 **City Clerk Anthony:** Councilperson McCoy?

2451 **Councilperson McCoy:** Yes.

2452 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2453 **Chair Pro Tem Miller-Anderson:** Yes.

2454 **City Clerk Anthony:** Chair Lanier?

2455 **Chairperson Lanier:** Yes.

2456 **Finance and Administrative Services Director Sherman:** Thank you.

2457 **Chairperson Lanier:** Thank you.

2458 Next Item.

2459 **City Clerk Anthony:** Madam Chair, would you like for me to announce the vote?

2460 **Chairperson Lanier:** Oh, I'm sorry. I keep forgetting that. That motion was
2461 approved 4-0 in favor of this Item. In favor of Resolution No. 52-21.

2462 **17. City Clerk Anthony:** Madam Chair, Members of the Board, we're now down
2463 to Item No. 17.

2464 **City Clerk Anthony:** **RESOLUTION 22-21 A RESOLUTION OF THE CITY OF**
2465 **RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ADOPTING SPECIAL EVENT**
2466 **FEES, AND PROVIDING FOR AN EFFECTIVE DATE.**

2467 **MARSHA NOEL, ASSISTANT TO THE CITY MANAGER, 561-812-6599**

2468 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
2469 comment on this Item. The acceptance of public comment on this Item is now closed.

2470 **Chairperson Lanier:** Thank you. No public comments you said?

2471 **City Clerk Anthony:** No public comments. I have no cards.

2472 **Chairperson Lanier:** Very good. Go ahead., Ms. Noel.

2473 **City Manager Evans:** Madam Chair, Members of the Board, if I can have Assistant
2474 to the City Manager, Ms. Marsha Noel, make this presentation.

2475 **Assistant to the City Manager Noel:** Alright. Thank you, Mr. Evans. Good evening
2476 everyone. Good evening, Mayor, Chair, City Council Member., Members, sorry.

2477 So, today, I have the pleasure to present to you the special event fees for our
2478 special event permitting process. As you know, City Staff has been working since late
2479 last year to produce a improved version of the special event permitting proc'..., process.
2480 So we've done a couple of presentations about this. Today, we're hoping to move forward
2481 with a Resolution approving special event fees, so that we can implement this new
2482 program we've been working on.

2483 Alright. Just a big of background. Back in September, we were., I was able to
2484 bring before you four new special event fees that are provided for in the new Ordinance,
2485 Ordinance 41-61. Those fees are the appeal fee, rush or priority fee, date change fee,
2486 and cancellation fee.

2487 But, during our discussion, there was a concern regarding the existing fee that
2488 we're currently charging and whether or not if they were actually approved through
2489 Resolution by any past Council., Council Boards. And so, City Staff went back, did some
2490 research and came to the determination that currently there is no record of a Resolution
2491 that approves the existing fees.

2492 So, apparently the cart was put before the horse, so to speak, and we're trying to
2493 correct that by bring forward a Resolution that encompasses both the four new fees that
2494 I've presented and, in addition to all the current or existing fees.

2495 Just a bit of a refresher on what those four fees are. I understand we have
2496 individuals who are probably seeing this for the first time, but we have the appeal fee,
2497 which is gonna be at three percent of the security deposit. The appeal fee is charged
2498 when someone's application is denied because they did not meet the application
2499 requirement, or it's revoked due to violation of the City policy.

2500 Then, we have the rush or priority fee, which is three percent of the security
2501 deposit. So, in the instance of an applicant who may wish to apply past the deadline, if
2502 approved by the City Manager, City Staff will move forward to process their application.
2503 But we're doing so at a three percent of the security deposit.

2504 Thirdly, we have a date change fee. This particular fee is charged when the
2505 applicant decides to change the date after it's already been approved. And that's at a
2506 hundred dollars.

2507 And then lastly, we have the cancellation kind of broken into three parts. The first,
2508 a hundred percent refund is provided to the applicant if their request is received fifty to
2509 sixty days before the event. We have fifty percent for req'..., requests received forty-five

2510 days before the event. And then lastly, there's no refund for cancellations within forty-
2511 five days of the event.

2512 I'm just going to briefly go over the fees. I won't get too gran'..., granular, but I
2513 understand that you do also have these fees listed in the Resolution in detail. So, the first
2514 category is the general fees. This is where the four new fees will be included. Alongside
2515 the special event application, the security deposit and the cleaning fee.

2516 Next, we have the Fire Department fees. This basically consists of personnel costs
2517 or the hourly rate for fire personnel in addition to their trucks or vehicles. And, in addition
2518 to an administrative fee.

2519 And as you can see, there is a table just below the first tabled which states,
2520 'Minimum number of acquired fi'..., fire personnel to provide..., provide service.' So, in the
2521 manual, we will be including all of these fees because we understand the importance of
2522 the applic'..., applicant understanding the potential costs associated with their special
2523 event, if they choose to apply for the permit.

2524 And, it was also, I think at the request of Councilman Lawson, that we have
2525 something like this up there because it, it can be'..., better assist the applicant as well. The
2526 only thing is, we'll make sure to note that those..., that the minimum number of acquired
2527 personnel may be subject to change, depending on the circumstances.

2528 Next, we have the Police Department fees. Same as the Fire Department fees.
2529 Just really the hourly rate for personnel costs, and the administrative fee. And then also,
2530 the minimum number of acquired police officers to provide security.

2531 And then lastly, we have the Parks facility rental and staffing fees, all there listed
2532 as you see in your Resolution.

2533 And then lastly, our next step is to launch this program. We hope to launch it next
2534 week. We've been working diligently to put this program together and have it ready for
2535 publishing, have it on our website, post it to our different communication platforms, and
2536 to also update applicants who may be looking to apply for a permit this year, what have
2537 you. Just so everyone's on the same page.

2538 So, at this time, if there's any questions, feel free to ask. I also have members of
2539 our special event permitting committee here as well to assist.

2540 **Chairperson Lanier:** Thank you for that presentation, Noel.

2541 Mr. McCoy.

2542 **Councilperson McCoy:** Thank you, Madam Chair.

2543 Ms. Noel, the manual, Special Events Policy and Procedure Manual, you said
2544 you're looking to create one. What's the timeline on that?

2545 **Assistant to the City Manager Noel:** Oh no. It's already created. So Staff has been
2546 working on developing a manual and, at this point, we're very much close to publishing it,
2547 but we can't really publish it without the fees.

2548 **Councilperson McCoy:** I'm, I'm back at where we were the last time. So you have in
2549 here, the whereas clause says, 'Whereas, it is the City's intent to provide a Special Event
2550 Policy and Procedures Manual...

2551 **Assistant to the City Manager Noel:** Yeah.

2552 **Councilperson McCoy:** ...in accordance with the newly amended special events
2553 Ordinance.' And this goes on to say the Special Event Policy and Procedure Manual will
2554 contain the Fee Schedule associated with the special event permitting process.

2555 Is this manual gonna be something that's gonna be approved by this Board by
2556 Resolution?

2557 **Assistant to the City Manager Noel:** No. Because it's an operational manual,
2558 oftentimes that's something that's developed inhouse by Staff, which is what we've been
2559 doing since we've started this process. And we indicated in a previous presentation,
2560 basically, the topics covered in the, in the manual, I presented the Table of Contents. And
2561 if you wish, I can list to you what those topics are, but the document goes into detail. This
2562 is a sixteen page document that we've worked to, to put together.

2563 **Councilperson McCoy:** Follow up, Madam Chair?

2564 **Chairperson Lanier:** Yes. Go..

2565 **Councilperson McCoy:** I, I just am concerned that we, we always kinda go in reverse
2566 order with this. Similar to the CRA, we actually approved the manual for the Riviera Beach
2567 Event Center by Resolution of the CRA Board. And now, we're being asked to authorize
2568 a fee and I, you know, I, I just really think we need to have fees. I don't have a problem
2569 with doing it, but I don't wanna say it's okay to do a fee and then mysteriously there's
2570 some components that nobody on the Board knew about that was in the manual.

2571 And, I'm telling you, it seems like, and I said this to the Auditor, I was like, 'We're
2572 first responders, in some respects because when something doesn't, doesn't go right with
2573 a special event, they don't call back to Parks & Rec, they call us.' And I'm like, 'Yeah. I
2574 don't know the first thig about it.'

2575 So, I think, just as a courtesy, I wanna know exactly what that manual consists of.
2576 Because...

2577 **Assistant to the City Manager Noel:** Okay.

2578 **Councilperson McCoy:** ...there should be some parody as to what we do. And I
2579 mean, even if we started a conversation tonight about potentially taking back, you know,
2580 the management of this under the City, I mean, we authorized the Event Center's manual.
2581 You know, the manual also encompasses the fees. And I know that specifically 'cause I

2582 [stammer] had to review it when booking an event. But, to approve fees without knowing
2583 exactly what's in the manual seems to be, in my opinion, in reverse order.

2584 **Assistant to the City Manager Noel:** And I understand. And if it's, you know, the
2585 pleasure of the Board, I can always bring the document to you, individually, to go through.
2586 But I will say this, if we have to bring the manual to the Council for approval, anytime we
2587 have to make any change, even as minor as a, a...

2588 **Councilperson McCoy:** Well...

2589 **Assistant to the City Manager Noel:** ...you know, minor change, we have to go
2590 before the Board at a meeting. And so, that could delay the process for future revisions
2591 or updates taking place. Quite efficiently.

2592 **Councilperson McCoy:** Follow up.

2593 **Chairperson Lanier:** Go ahead.

2594 **Councilperson McCoy:** [Stammer], you know, here's the thing. I don't necessarily
2595 think that, you know, we're gonna try to create more bureaucracy by making it approved,
2596 but certainly, so we can have an understanding of what is encompassed in the manual.
2597 Because I know we've seen this at least three times. The cross-connection manual.
2598 There was an Ordinance that authorized us to do it, but nobody had never seen the
2599 manual. And I'm saying to myself, you know, show us the benefit of having to know
2600 exactly what these fees are gonna be published in a manual that is driven by a manual...,
2601 that's driven by the policy. So, I kinda wanna know what that is.

2602 And I certainly...

2603 **Assistant to the City Manager Noel:** Yep.

2604 **Councilperson McCoy:** ...would, would appreciate having a manual, 'cause I can tell
2605 ya, I've had to call Mr. Dee, and even Administration, when I see things that don't exactly
2606 seem consistent with how we run our programs because, you know, maybe there hasn't
2607 been, you know, exact, you know, regulations over certain things.

2608 But, that's just my opinion. And I don't wanna make it that we have to approve it,
2609 I just wanna know what it is before I agree to vote on something.

2610 **Chairperson Lanier:** Very good. The fees...

2611 **City Manager Evans:** Madam Chair, if I may?

2612 **Chairperson Lanier:** Yes. Go ahead.

2613 **City Manager Evans:** With regards to the, the manual, realistically, it is almost like
2614 an SOP, standard operating procedures, which each department, especially Public
2615 Safety, has SOPs, as well as general orders. And so, this is going to prescribe the
2616 process that a person has to go through as it relates to the, the special event process.

2617 The fees are the component that the Board legislatively is going to authorize, and,
2618 you know, to Councilperson McCoy's point, yeah, we would never think in 2021 that we
2619 have never adopted a Resolution that incorporates the fees. So, in some cases, we're
2620 doing a lot of clean up. So this.., the fees will be inserted in the manual, and the intent
2621 behind the manual is for a Staff person to grab that manual and actually know what the
2622 process is they have to follow for the purposes of a special event , or when it outlines
2623 when is it necessary to pay the modi'.., you know, modified amount because of x, y and
2624 z.

2625 So, it is really a guideline or a tool that is utilized in a process that someone would
2626 look at for how they would go ahead and schedule an event. So I don't think there's any
2627 policy component associated with that. It is a tool that, you know, if someone wants to
2628 have a special event, this will say, 'Okay. How much timeframe.., how much time is
2629 allotted for them to go ahead and put their application in, the cost associated with it, and
2630 the approval process?'

2631 So, we can definitely share that to the Board, but it is really a mechanism that Staff
2632 would utilized that if anyone picks it up, they should be able to follow the process...

2633 **Councilperson McCoy:** Follow up.

2634 **City Manager Evans:** ...as outlined.

2635 **Chairperson Lanier:** Yes. Go ahead.

2636 **Councilperson McCoy:** That's fair, Mr. Evans. And I.., and I'm okay with you guys
2637 sharing it with us, but, you know, I guess the last slide said this is.., this Fee Schedule is
2638 rolling out on the 28th of this month. You know, when can we expect to know when the
2639 man'.., manual is gonna be published. That's kinda, you know, what I was looking at.

2640 So, so long as it's published and it's readily available, then, you know, I guess, I'm
2641 okay with that.

2642 Thank you.

2643 **Chairperson Lanier:** Alright. Thank you.

2644 Are there any other questions for... Go ahead.

2645 **Councilperson Botel:** Did we make a motion?

2646 **Chairperson Lanier:** We need to make a motion for this Item.

2647 **Councilperson Botel:** Move that we approve Resolution 22-21.

2648 **Chair Pro Tem Miller-Anderson:** Second.

2649 **Chairperson Lanier:** Very good. Madam Clerk.

2650 **City Clerk Anthony:** Councilperson McCoy?

2651 **Councilperson McCoy:** Yes.

2652 **City Clerk Anthony:** Councilperson Botel?

2653 **Councilperson Botel:** Yes.

2654 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2655 **Chair Pro Tem Miller-Anderson:** Yes.

2656 **City Clerk Anthony:** Chair Lanier??

2657 **Chairperson Lanier:** Yes. The vote for Resolution 22-21 has been approved
 2658 unanimously 4 to 0. Next Item.

2659 **18. City Clerk Anthony:** The next Item is Item No. 18.

2660 **City Clerk Anthony:** **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**
 2661 **RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE MAYOR**
 2662 **AND CITY CLERK TO EXECUTE THE AGREEMENT WITH EXTRA DUTY SOLUTIONS**
 2663 **FOR THE ADMINISTRATION OF EXTRA DUTY DETAILS; APPROVING EXTRA DUTY**
 2664 **DETAIL RATES AND FEES; AND PROVIDING AN EFFECTIVE DATE.**

2665 **NATHAN OSGOOD, CHIEF OOF POLICE, 561-845-4130**

2666 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have any
 2667 public comment on this Item. The acceptance of public comments on this Item is now
 2668 closed.

2669 **Chair Pro Tem Miller-Anderson:** I move to approve Resolution 68-...

2670 **Councilperson Botel:** Second.

2671 **Chair Pro Tem Miller-Anderson:** ...21.

2672 **Chairperson Lanier:** Thank you. No public comments?

2673 **City Clerk Anthony:** No public comments, Madam Chair.

2674 **Chairperson Lanier:** Alright. Very good. Mr. Evans.

2675 **City Manager Evans:** Madam Chair and Members of the Board, this Item before you
 2676 this evening is to move forward with the execution of a agreement between Extra Duty
 2677 Solutions and the City of Riviera Beach. This allows for an automated process, as it
 2678 relates to our off-duty details.

2679 The particular process that the City has in place has been mentioned as a concern
 2680 from the External Auditor. And so, this allows for us to resolve that particular issue and
 2681 makes the transi'.., transaction between a perspective entity that would be utilizing law
 2682 enforcement services a lot more seamless and actually allow for better cash
 2683 management, and cash handling and payment of the officers in a much quicker fashion.

2684 So Staff recommend approval of the Item that's before you this evening. And Chief
2685 Osgood is here to answer any questions the Board may have operationally.

2686 **Chairperson Lanier:** Very good.

2687 Are there any questions for Chief Osgood in regards to this Item?

2688 **Councilperson McCoy:** So, Extra Duty Solutions... Never mind.

2689 [Chuckles]

2690 **Chairperson Lanier:** Madam Clerk.

2691 **Councilperson McCoy:** But, Madam Chair, let me say this. So, you know...

2692 **Chairperson Lanier:** Go ahead.

2693 **Councilperson McCoy:** ...I, I utilized Extra Duty one time and I was so surprised that
2694 I had to write a personal check directly to the police officer. I was like, 'Wow, that's..., that
2695 was unusual.' I, I mean..., so, I, I certainly support it 'cause I thought that was definitely
2696 something that was unusual. But, I'm glad that we're streamlining this and making it a
2697 more efficient in uniform process.

2698 Thanks.

2699 And, and, actually, one other question. How much is it...

2700 [Chuckle]

2701 **Councilperson McCoy:** ...to get Extra Duty for the Police Chief to, to appear at an
2702 event?

2703 [Chuckles]

2704 **City Manager Evans:** Those are free. Those...

2705 [Chuckles]

2706 **City Manager Evans:** You get an officer, you get the Chief for free.

2707 **Police Chief Osgood:** For just a phone call.

2708 [Chuckles]

2709 **Chairperson Lanier:** Buy one, get one free. Alright. Very good.

2710 **Police Chief Osgood:** Alright.

2711 **Chairperson Lanier:** Madam Clerk.

2712 **City Clerk Anthony:** Councilperson McCoy?

2713 **Councilperson McCoy:** Yes.

2714 **City Clerk Anthony:** Councilperson Botel is out.

2715 **Chair Pro Tem Miller-Anderson:** Hmm?

2716 **Chairperson Lanier:** She's here.

2717 [Inaudible comment]

2718 **Councilperson McCoy:** Roll call.

2719 **Chairperson Lanier:** To approve this Item.

2720 **City Clerk Anthony:** Councilperson Botel?

2721 [Chuckles]

2722 **Councilperson Botel:** Yes.

2723 [Chuckles]

2724 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2725 **Chair Pro Tem Miller-Anderson:** Yes.

2726 **City Clerk Anthony:** Chair Lanier?

2727 **Chairperson Lanier:** Yes.

2728 Alright. Very good. We're at the end of our Agenda.

2729 **DISCUSSION BY THE CITY MANAGER**

2730 **Chairperson Lanier:** And, let us get our comments from the City Manager, please.

2731 **City Manager Evans:** Yes, Madam Chair.

2732 The Reimagine Riviera Beach sessions have been going extremely well. We're

2733 getting about fifty persons every evening, that are participating with us well into the late

2734 hours of the evening. I believe on Tuesday, we got out around 8:46. So it's been a very

2735 interactive, very collegial group, and a lot of good ideas and concepts.

2736 So, we're looking to bring that information that has been obtained as a result of

2737 that workshop to the Board for some discussions and some decisions that we would be

2738 asking the Board to make, and then bringing it back to subsequent community meetings

2739 as it relates to the capital improvement projects as we move forward.

2740 For those folks that are interested in the budget process, we have another budget

2741 meeting that is scheduled for the 10th of July. That's gonna be our all day retreat, whereby

2742 we're going to have..., the first part of it is a visioning part, where the Board is gonna look

2743 at their Riviera Beach 2030 and see if there's any tweaks and modifications of that

2744 particular vision. And then, go into some nuances associated with the budget. So Staff

2745 is working on the material and we will send that out to the Board shortly.

2746 Madam Chair, that concludes my remarks for this evening.

2747 **Chairperson Lanier:** Very good.

2748 **DISCUSSION BY CITY ATTORNEY**

2749 **Chairperson Lanier:** City Attorney.

2750 **City Attorney Wynn:** No comments, Madam Chair. Thank you.

2751 **CITY COUNCIL COMMITTEE REPORTS**

2752 **Chairperson Lanier:** City Council committee reports. We'll start with Mr. McCoy for
2753 your statements, please.

2754 **Councilperson McCoy:** Nothing, Madam Chair.

2755 **Chairperson Lanier:** Very good. Councilwoman Botel?

2756 **Councilperson Botel:** Yes. I attended the Palm Beach County Housing Steering
2757 Committee meeting, the League of Cities Board of Directors meeting and today's regular
2758 meeting, and the Florida League of Cities Land Use & Economic Development Legislative
2759 Committee.

2760 **Chairperson Lanier:** Thank you. Kamala...

2761 **Chair Pro Tem Miller-Anderson:** Kamala.

2762 **Chairperson Lanier:** Kamala Harris, please.

2763 [Chuckles]

2764 **Chair Pro Tem Miller-Anderson:** Yes. I will go. I, I attended the Palm Beach
2765 County League of Cities meeting today as well. And, a couple of weeks ago, I believe,
2766 [inaudible], we went to the Florida League of Cities Committee meetings, I serve on the
2767 Utilities Natural Resource and Public Works Committee. I actually felt that probably Dr.
2768 Botel should be on that 'cause they talk a lot about the, the intracoastal, a lot of the
2769 waterway stuff. So I figured that was something she would love to be on. But, I'm the
2770 new person that's on it now.

2771 A lot of these legislative session.., I actually addressed a lot of the Utility issues
2772 that.., not Utility issues, but they put a lotta money behind that...

2773 **Chairperson Lanier:** Excuse me. We have a Commissioner speaking and I can
2774 hardly hear her from the background noise here.

2775 **Chair Pro Tem Miller-Anderson:** And so, this year, the focus is a little different,
2776 talking about electric vehicles and some of the things that are not really, you know, priority
2777 for us, ;in our City, but, you know, we're, we're comprised of close to fifty people
2778 throughout the state. So, it's based on the majority at this point. But, it's a pretty
2779 interesting Board.

2780 I've typically been on the Transportation Intergovernmental Relations Committee
2781 but it typically changes every year. So, I'm learning something [inaudible].

2782 And that's it for me for committee.

2783 **Chairperson Lanier:** Alright. Very good.

2784 **STATEMENTS BY THE MAYOR AND CITY COUNCIL**

2785 **Chairperson Lanier:** Any.., so, we'll start with you for your comments, Mr. McCoy.

2786 **Councilperson McCoy:** Yeah. I tried to log into the general membership meeting
2787 today, Dr. Botel, and I couldn't get in.

2788 **Chair Pro Tem Miller-Anderson:** Yeah. [Inaudible].

2789 **Councilperson Botel:** It, it took them a little while to get their act together.

2790 **Chair Pro Tem Miller-Anderson:** Yeah.

2791 **Councilperson McCoy:** Yeah. Well, I had to abandon ship because I was like...

2792 **Chair Pro Tem Miller-Anderson:** Yeah.

2793 **Councilperson Botel:** Yeah.

2794 **Chair Pro Tem Miller-Anderson:** It was [inaudible].

2795 **Councilperson McCoy:** Well, thank you for...

2796 **Councilperson Botel:** It was a little...

2797 **Councilperson McCoy:** ...standing in.

2798 But I have nothing, Madam Chair.

2799 **Chairperson Lanier:** Alright. Very good. Commissioner Botel.

2800 **Councilperson Botel:** Yes. Thank you. Just a couple things.

2801 The Singer Island Community Garden grand opening went very well. Please
2802 contact jbdixon@me.com if you'd like to rent a bed. Thank you to Sedrick Clark for
2803 sending Snowie and another worker to help us trim the palm trees to make the place look
2804 beautiful.

2805 On Sunday, June 13th from 2:00 to 5:00 at the Ocean Walk Mall, we had our
2806 Celebration of World Oceans Day. We got a little rained out, but we're already starting to
2807 plan for next year.

2808 We're also planning a job fair. Oh, I have the wrong date here. July 7th, I think it
2809 is, for a variety of positions. You know what, I'm sorry. Let me... I'm sorry. Let me go

2810 to my... I'm, I'm in the wrong Word document. Please, please forgive me. Well, anyway,
2811 a job July 7th.

2812 The next thing is hundreds of paddleboarders are getting ready for the 2021
2813 Crossing for Cystic Fibrosis. They actually paddle from Bimini to Lake Worth Beach, and
2814 two of our residents will be making the crossing, Adam and Jackie Miller of Yacht Harbor
2815 Estates. It's an eighteen hour fundraiser, covering eighty nautical miles, overnight. I can't
2816 imagine being in the middle of the water overnight on a paddleboard. But, they..., they're
2817 doing it. They, they've raised over \$1MM for Cystic Fibrosis. And so, this year's crossing
2818 will take place on Sunday the 27th at midnight. And, it, it takes thirteen to eighteen hours.

2819 And if you're interested in supporting this, they have a website,
2820 www.pipersangels.org.

2821 I also attended the opening of the Diabetes Coalition office on MLK. And the
2822 groundbreaking ceremony for the first solar home in Riviera Beach, in Ms. Lanier's
2823 District. It was very exciting to see a new..., totally solar home going up in Riviera Beach,
2824 by a Riviera Beach company.

2825 During our last regular USD meeting earlier this evening, I forgot to include in my
2826 comments that I'd like to the Staff bring forward the USD for review during our subsequent
2827 workshops that are to come before us in the near future. There are several
2828 recommendations I'd like to bring before the USD Board for discussion, and possible
2829 amendments. So I hope, Mr. Evans, we can bring that before the USD meeting.

2830 I also want to announce that we're having..., oh, here's the job fair, July 5th, with
2831 industry sectors including hospitality, manufacturing, logistics and transportation, marine.
2832 So, that's July 5th.

2833 And, just another reminder. Another reminder. Next Tuesday, I've attended all
2834 three of the sessions of Reimagine Riviera Beach and I'm going to miss the one next
2835 Tuesday, and it's the one they're talking about finance. So, it's gonna be really important
2836 that we get a lot of people at that meeting. It's on Tuesday at Wells. It starts at 6:00
2837 o'clock. They will feed you a very nice dinner if you go. Please come out and join that
2838 session. It's really, really important that we get a lot of community involvement.

2839 Last thing on my Councilperson Facebook Page, I posted a community update,
2840 and I would encourage all residents to take a look at it, and to share it.

2841 Thanks very much.

2842 **Chairperson Lanier:** Thank you.

2843 I just have a couple quick things. I wanted to say that the, Ms. Kelly, Ms. Mitchell
2844 from Juneteenth of Palm Beach County. The Juneteenth...

2845 **Councilperson Botel:** Yes.

2846 **Chairperson Lanier:** ...hosted here in Riviera Beach was excellent. It was...

2847 **Councilwoman Botel:** Wonderful.

2848 **Chairperson Lanier:** ...very well attended, it was very successful. And we
2849 look forward to working with those.., that group again in the future.

2850 This Friday, 7:00 p.m., at the Brooks Center, 594 45th Street, we will have an
2851 opening for the Hope Dealers Riviera Beach Edition. They are a group of individuals who
2852 mentor young men in terms of keeping them off the street and keeping them from jail. So,
2853 we want to be able to welcome the Riviera Beach Edition of the Hope Dealers to this City.

2854 Our community gardens is sprouting, it is.., it is growing so fast. It is unbelievable
2855 how the community gardens [stammer] it's.., it even has.., food has been delivered. I
2856 mean, there's food coming out of the ground now. So, that is something that really, really
2857 impresses me. And, the way that garden has grown so fast, is the way I want the City of
2858 Riviera Beach to grow.

2859 [Chuckle]

2860 **Chairperson Lanier:** So, thank you so much for that. And, also, the, the new
2861 Library happening on July 3rd.

2862 And a shout out to the solar home that we put together over on 7th Street in Riviera
2863 Beach.

2864 And that folks...

2865 **Chair Pro Tem Miller-Anderson:** No, no. no.

2866 **Chairperson Lanier:** ...is...

2867 **Chair Pro Tem Miller-Anderson:** No, no, no. We didn't... I didn't go and the
2868 Mayor didn't go.

2869 **Chairperson Lanier:** Oh, I'm sorry. Go ahead.

2870 [Chuckles]

2871 **Chairperson Lanier:** Oh, I'm finna [inaudible].

2872 **Chair Pro Tem Miller-Anderson:** I was wondering. I said, 'She's wrapping up. Let
2873 me grab this mic.'

2874 [Chuckles]

2875 **Chair Pro Tem Miller-Anderson:** No. I just have one thing. Mr. Evans, if you
2876 could mention about the East 24th and East 22nd Street meeting, rescheduled for
2877 tomorrow.

2878 **City Manager Evans:** Yes. We have a meeting tomorrow evening here. I believe
2879 the meeting starts at 6:00 o'clock to talk about some of the improvements related to 22nd
2880 and 24th Street. Staff has been having numerous meetings with community members out

2881 in the community, but we're going to share with..., with them, some concepts and some
2882 ideas to address some of the concerns that they have.

2883 And then, ultimately, bring that back to the Board for consideration.

2884 **Chair Pro Tem Miller-Anderson:** Thank you.

2885 **Chairperson Lanier:** Alright. Very good. I'm sorry, go ahead, Mayor. I'm, I
2886 should've went with you...

2887 **Mayor Felder:** Thank...

2888 **Chairperson Lanier:** ...first, but...

2889 **Mayor Felder:** ...thank, thank you, Madam Chair.

2890 **Chairperson Lanier:** ...I...

2891 **Mayor Felder:** You're good.

2892 **Chairperson Lanier:** Trust me, I did not do it intentionally, and we certainly want to
2893 hear from you.

2894 **Mayor Felder:** It's your...

2895 Inaudible comment]

2896 **Mayor Felder:** ...second ti'..., it's your second time.

2897 [Chuckles]

2898 [Inaudible dais comment]

2899 **Mayor Felder:** Sitting next to me.

2900 Saturday, June 26th, we're gonna be hosting a seniors luncheon at JAYS Ministry.
2901 Free food, games, entertainment, raffle'..., raffles. We have some great prizes that we're
2902 gonna be giving away.

2903 Also, I'm working with the North Chamber of Commerce, who has vowed to give
2904 some of our local startup businesses scholarships. So I'm very excited about that. So,
2905 we're gonna be looking at some of our small businesses to get them acclimated into the
2906 North Chamber of Commerce.

2907 That's it for me.

2908 **Chairperson Lanier:** Alright. Very good. Thank you so much for your attendance
2909 tonight.

2910 **ADJOURNMENT**

2911 **Chairperson Lanier:** And we are adjourned.

2912 [Gavel]

2913 [After meeting chatter]

2914 [End Of video]

2915 **City Employees, Public Comment Speakers and Others**

2916 Bryant, Miller & Olive JoLinda Herring, Esq. Ms. J. Herring

2917 Bryant, Miller & Olive Robert Reid, Esq. Mr. R. Reid

2918 CRA Director Planning & Development Scott Evans CRA Director Evans

2919 Don Kolodz Mr. D. Kolodz

2920 Development Services Director Clarence Sirmons

2921 Development Services Director Sirmons

2922 Fire Station Facility Representative Fire Chief John Curd

2923 F.S. Facility Representative Fire Chief Curd

2924 Delores Williams Ms. D. Williams

2925 Cindy March Ms. C. March

2926 Mary Brabham Ms. M. Brabham

2927 Doretta Paulk Ms. D. Paulk

2928 William Wyly Mr. W. Wyly

2929 Assistant City Attorney Lina Busby Assistant City Attorney Busby

2930 Internal Auditor Elena Georgiev Internal Auditor Georgiev

2931 Patricia Papa Ms. P. Papa

2932 City Engineer Terrence Bailey City Engineer Bailey

2933 Palm Beach Isles Property Owners Association Leticia Nazzo Ms. L. Nazzo

2934 William Contole Mr. W. Contole

2935 Dave Brady Mr. D. Brady

2936 Allison Brown Ms. A. Brown

2937 Finance and Administrative Services Director Randy Sherman

2938 Finance and Administrative Services Director Sherman

2939

2940 Assistant to the City Manager Marsha Noel

Assistant to the City Manager Noel

2941 Chief of Police Nathan Osgood

Police Chief Osgood

2942 **APPROVED:**

2943

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2945

2946 **RONNIE L. FELDER**

2947 **MAYOR**

SHIRLEY D. LANIER

CHAIRPERSON

2948 **ATTEST:**

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2952 **CLAUDENE L. ANTHONY**

2953 **CERTIFIED MUNICIPAL CLERK**

2954 **CITY CLERK**

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KASHAMBA MILLER-ANDERSON

CHAIR PRO TEM

TRADRICK MCCOY

COUNCILPERSON

JULIA A. BOTEL, Ed.D

COUNCILPERSON

DOUGLAS A. LAWSON

COUNCILPERSON

2969 **MOTIONED BY:** _____

2970

2971 **SECONDED BY:** _____

2972

2973 **T. MCCOY** _____

2974 **K. MILLER-ANDERSON** _____

2975 **S. LANIER** _____

2976 **J. BOTEL** _____

2977 **D. LAWSON** _____

2978

2979 **DATE APPROVED:** JULY 21, 2021