



REGULAR CITY COUNCIL MEETING AGENDA

**RIVIERA BEACH, FL 33404
August 2, 2017
6:00 PM**

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS SHALL CONTACT THE OFFICE OF THE CITY MANAGER AT 561-845-4010 NO LATER THAN 96 HOURS PRIOR TO THE PROCEEDINGS; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICES 1-800-955-8771 (TDD) OR 1-800-955-8770 (VOICE) FOR ASSISTANCE.

MAYOR

THOMAS A. MASTERS

CHAIRPERSON

KASHAMBA L. MILLER-ANDERSON - DISTRICT 2

CHAIR PRO-TEM

TONYA DAVIS JOHNSON - DISTRICT 3

COUNCILPERSONS

LYNNE L. HUBBARD - DISTRICT 1

DAWN S. PARDO - DISTRICT 4

TERENCE "TD" DAVIS - DISTRICT 5

ADMINISTRATION

JONATHAN E. EVANS, CITY MANAGER

CLAUDENE L. ANTHONY, CMC, CITY CLERK

ANDREW DeGRAFFENREIDT, III, CITY ATTORNEY

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the City Council with respect to any matter considered at this meeting, such interested person, at own expense, will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.0105.

LOBBYING - ORDINANCE 4001 - ADOPTED SEPTEMBER

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Lobbyist registration and reporting forms are available for you online and in print. Forms can be obtained in the Office of the City Clerk & in the Council Chambers. Registration and reporting forms shall be submitted to the Office of the City Clerk.

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

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA Approval:

Additions, Deletions, Substitutions

Disclosures by Council

Adoption of Agenda

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

CONSENT AGENDA

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

MINUTES

1. MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD JULY 5, 2017.

DEPARTMENT DIRECTOR: CLAUDENE ANTHONY - (561) 845-4090

RESOLUTIONS

2. RESOLUTION NO. 88-17 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN EXTENSION OF FACILITIES AGREEMENT BETWEEN THE CITY AND THE FLORIDA PUBLIC UTILITIES COMPANY IN THE AMOUNT OF \$103,655 TO PROVIDE GAS MAIN EXTENSIONS ON ARDMORE WAY, MANOR DRIVE, SINGER DRIVE, POWELL DRIVE AND MORSE DRIVE; AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FROM ACCOUNT NUMBER 311-1127-541-0-6351; AND PROVIDING AN EFFECTIVE DATE.

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

COMMUNITY BENEFITS REQUESTS ON CONSENT

3. RIVIERA BEACH PARKS AND RECREATION DEPARTMENT - \$204 - COUNCILMAN TERENCE D. DAVIS - TO DEFRAY COST OF FOOTBALL / CHEER REGISTRATION FEES FOR LOCAL YOUTH.

END OF CONSENT AGENDA

PETITIONS AND COMMUNICATIONS FOR FILING

AWARDS AND PRESENTATIONS

4. PRESENTATION BY TOWN OF PALM BEACH SHORES PRESENTING AN AWARD TO RIVIERA BEACH

**FIRE RESCUE FOR DEDICATED SERVICE TO THE
PALM BEACH SHORES COMMUNITY.**

- 5. PRESENTATION BY EDUCATION ADVISORY
COMMITTEE MEMBER ROSEANNE BROWN OF 2017-
2018 SCHOLARSHIP AWARDS TO 39 CITY OF RIVIERA
BEACH COLLEGE STUDENTS.**

PUBLIC HEARINGS

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

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

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

ITEMS TABLED

REGULAR - OLD BUSINESS

REGULAR

DISCUSSION AND DELIBERATION

- 6. DISCUSSION ON C.A.P. GOVERNMENT, INC. AND
RIVIERA BEACH LEVEL OF SERVICES.**

**DEPARTMENT DIRECTOR: RANDY SHERMAN - (561)
845-4040**

**ACTING DEPARTMENT DIRECTOR: JEFF GAGNON -
(561) 845-4060**

- 7. SALE OF THE CITY'S PUBLIC SAFETY COMPLEX,
1481 WEST 15TH STREET.**

**ACTING DEPARTMENT DIRECTOR: RICKEY LITTLE -
(561) 845-4081**

**DEPARTMENT DIRECTOR: RANDY SHERMAN - (561)
845-4040**

- 8. FPL SOLARNOW™ PROGRAM COMMUNITY BASED
SOLAR OFFERING PALM BEACH.**

DEPARTMENT DIRECTOR: RICHARD BLANKENSHIP -
(561) 845-3411

BOARD APPOINTMENTS

9. APPOINTMENTS TO THE RECREATION ADVISORY BOARD.

DEPARTMENT DIRECTOR: RICHARD BLANKENSHIP -
(561) 845-3411

DISCUSSION BY CITY MANAGER

DISCUSSION BY CITY ATTORNEY

CITY COUNCIL COMMITTEE REPORTS

STATEMENTS BY THE MAYOR AND CITY COUNCIL

ADJOURNMENT

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 8/2/2017

Agenda Category: CONSENT

Subject: MINUTES OF THE CITY OF RIVIERA BEACH REGULAR CITY COUNCIL
MEETING HELD JULY 5, 2017

Recommendation/Motion: STAFF REQUEST APPROVAL OF THE MINUTES OF THE
CITY OF RIVIERA BEACH REGULAR CITY COUNCIL
MEETING HELD JULY 5, 2017

Originating Dept	OFFICE OF THE CITY CLERK	Costs
User Dept.	ALL	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

MINUTES OF THE CITY OF RIVIERA BEACH REGULAR CITY COUNCIL MEETING HELD JULY 5, 2017

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
05JUL17.docx	MINUTES OF THE CITY OF RIVIERA BEACH CITY COUNCIL REGULAR MEETING HELD JUNE 21, 2017	7/25/2017	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Burgess, Jackie	Approved	7/25/2017 - 12:10 PM

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
MINUTES OF THE CITY COUNCIL MEETING HELD
JULY 5, 2017, 6:00 P.M.
MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS**

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

[Before meeting chatter]

[Gavel]

CALL TO ORDER

CHAIRPERSON MILLER-ANDERSON: We'll call our regular City Council meeting, July 5, 2017, 6:00 p.m.

ROLL CALL

CHAIRPERSON MILLER-ANDERSON: Madam, roll call.

CITY CLERK ANTHONY: Mayor Thomas Masters?

MAYOR MASTERS: Present.

CITY CLERK ANTHONY: Chairperson KaShamba Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Present.

CITY CLERK ANTHONY: Chair Pro Tem Tonya Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Here.

CITY CLERK ANTHONY: Councilperson Lynne L. Hubbard?

COUNCILPERSON HUBBARD: Present.

CITY CLERK ANTHONY: Councilperson Dawn S. Pardo?

COUNCILPERSON PARDO: Present.

CITY CLERK ANTHONY: Councilperson Terence D. Davis?

COUNCILPERSON DAVIS: I'm here.

CITY CLERK ANTHONY: City Manager Jonathan E. Evans?

CITY MANAGER EVANS: Present.

CITY CLERK ANTHONY: City Clerk Claudene Anthony is present. Assistant City Attorney Lina Busby?

ASSISTANT CITY ATTORNEY BUSBY: Here.

CHAIRPERSON MILLER-ANDERSON: We're good?

CITY CLERK ANTHONY: You're good.

CHAIRPERSON MILLER-ANDERSON: Alrighty.

PLEDGE OF ALLEGIANCE

CHAIRPERSON MILLER-ANDERSON: We'll have a moment of silence and the Pledge of Allegiance led by Councilwoman Tonya Davis Johnson.

[Moment of silence]

CHAIR PRO TEM DAVIS JOHNSON: I pledge allegiance...

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

[Inaudible dais comments]

CHAIRPERSON MILLER-ANDERSON: MEMBERS OF THE PUBLIC SHALL BE GIVEN A TOTAL OF THREE MINUTES TO SPEAK ON ALL ITEMS LISTED UNDER THE CONSENT AGENDA. IN NO EVENT WILL ANYONE BE ALLOWED TO SUBMIT A CARD AND SPEAK ON A CONSENT AGENDA ITEM AFTER THE ADOPTION OF THE AGENDA.

ADDITIONS, DELETIONS, SUBSTITUTIONS

CHAIRPERSON MILLER-ANDERSON: Do we have any additions, deletions or substitutions?

COUNCILPERSON PARDO: Madam...

CITY MANAGER EVANS: Ma'...

COUNCILPERSON PARDO: ...Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: I., under awards and presentations, I'd like to add a presentation by the West Palm Beach Fishing Club. I believe they want to present a check to us.

CHAIRPERSON MILLER-ANDERSON: You said West Palm Beach Fishing Club?

COUNCILPERSON PARDO: Correct.

CHAIRPERSON MILLER-ANDERSON: Alright. So, Ms. Anthony, that's 7A? Will that be 7A?

CITY CLERK ANTHONY: That is correct, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Alright. Ms. Hubbard, did you have something?

COUNCILPERSON HUBBARD: Yes. I wanted to add a community benefit for Ray Nelson, II for his band camp.

CHAIRPERSON MILLER-ANDERSON: Has, has he already submitted..., he's on file with us already?

COUNCILPERSON HUBBARD: He's on file with us already and I'll have the documents tomorrow.

CHAIRPERSON MILLER-ANDERSON: Where is the...

CITY CLERK ANTHONY: What is the amount?

COUNCILPERSON HUBBARD: \$300.00.

CHAIRPERSON MILLER-ANDERSON: Here we are. Alright. So, we're saying 5A, is what? What is it? What's the name of it?

CITY CLERK ANTHONY: That will be 5E, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: 5E?

CITY CLERK ANTHONY: Yes, ma'am. Oh, the additions.

CITY MANAGER EVANS: And, Madam Chair, if I may ask the City Clerk to read the additions into the official public record?

CHAIRPERSON MILLER-ANDERSON: Yes. Go ahead and do that first and then we'll add..., see where that comes in at. I only see 5C.

CITY CLERK ANTHONY: Madam Chair, we have an addition of a community benefits request, which will be 5A. It's for Fathers Forever, Inc., \$500 on behalf of Chairwoman KaShamba Miller-Anderson for their [stammer], Family Fun Day for all citizens of Riviera Beach. Then, on Consent, we have 5B, Resolution No. 81-17. A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida awarding Bid No. 887-17-1-3 to Rosso Site Development, Inc. of Lake Worth, Florida for the milling and resurfacing of West 15th Street to West 17th Street between Avenue U and Avenue R canal, as well as Avenue S from West 15th Street to 100 feet south of Blue Heron Boulevard in the amount of \$404,777.92 and providing an effective date. 5C, under community benefits, it's a benefit for Greater Bethel Primitive Baptist Church in the amount of \$500 on behalf of Councilwoman Lynne Hubbard for their back to school summit for Riviera Beach Community to be held August 19, 2017 at John F. Kennedy Middle School. Another benefits..., community benefits request, Inner City Youth "Getting" There, Inc. for the amount of \$2,950 from Councilwoman Lynne L. Hubbard for the ICY summer program, providing academic enrichment, character building, conflict resolution

and exposure to dance music and theater. And then, 5E which is the request from Councilwoman Hubbard to the Ray Nelson Band Camp for \$300.

CHAIRPERSON MILLER-ANDERSON: And all of their information is already on file?

COUNCILPERSON HUBBARD: Mhmm.

CHAIRPERSON MILLER-ANDERSON: Okay. I just don't wanna put ourselves in a position like we did before without having the information. So, Ray Nelson Band is already on file. Right?

COUNCILPERSON HUBBARD: We've given him [inaudible].

CHAIRPERSON MILLER-ANDERSON: Okay. Right. Okay.

COUNCILPERSON HUBBARD: Okay.

CITY CLERK ANTHONY: And Madam Chair, then we also have 7A, an add on of a presentation from the West Palm Beach Fishing Club by Councilperson Dawn Pardo.

CHAIRPERSON MILLER-ANDERSON: Thank you. [Pause]. Any other additions and deletions? [Pause]. Alright.

DISCLOSURES BY COUNCIL

CHAIRPERSON MILLER-ANDERSON: Do we have any disclosures by Council? [Pause].

COUNCILPERSON HUBBARD: Question..., question, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: Under 5B, I noted that she said that was [stammer], on Consent Agenda for [pause]... And that item...

CHAIRPERSON MILLER-ANDERSON: Is it...

COUNCILPERSON HUBBARD: ...I wanted to move to, to...

CHAIRPERSON MILLER-ANDERSON: Can we just ha'...

COUNCILPERSON HUBBARD: ...Regular.

CHAIRPERSON MILLER-ANDERSON: We can just have you pull it when we get to that.

COUNCILPERSON HUBBARD: Or get to Consent, we can do it then but...

CHAIRPERSON MILLER-ANDERSON: I'll have you pull it from the Consent.

COUNCILPERSON HUBBARD: Okay. Since it's...

CHAIRPERSON MILLER-ANDERSON: Yeah.

COUNCILPERSON HUBBARD: ...under...

CHAIRPERSON MILLER-ANDERSON: When we get there.

COUNCILPERSON HUBBARD: It's under additions and deletions.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: You can move it now [inaudible]...

CHAIRPERSON MILLER-ANDERSON: Well...

[Inaudible dais comment]

COUNCILPERSON DAVIS: ...[inaudible].

CHAIRPERSON MILLER-ANDERSON: We've already put it there...

UNK: Okay.

CHAIRPERSON MILLER-ANDERSON: We can just...

COUNCILPERSON HUBBARD: And it's fine.

CHAIRPERSON MILLER-ANDERSON: ...kinda pull it. We're getting ready to ask for that in a minute so we'll just pull it.

COUNCILPERSON PARDO: Yes. Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Okay. I'd like to disclose Item 9, I had a meeting with the Housing Authority and I also hosted a meeting on Singer Island for local contractors interested in participating in the construction of this development.

CHAIRPERSON MILLER-ANDERSON: Nine. Anyone else?

CHAIR PRO TEM DAVIS JOHNSON: Same thing, District 3, we held a meeting for contractors in the Housing Authority office.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone else? [Pause]. Mr. Degraffenreidt?

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

CHAIRPERSON MILLER-ANDERSON: I want to ask you about this Item No. 9 here. I do know that, um, my construction company, at one point, had inquired with another subcontractor or another entity in regards to this Item here and I'm not really certain if this is a conflict for me. I did speak with you regarding this and you said that, because of the nature of the design of the sealed bid or the submission of it...

CITY ATTORNEY DEGRAFFENREIDT: Actually, your company is not involved in the procurement process at all.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY ATTORNEY DEGRAFFENREIDT: There's an agreement between your company and one of the other subcontractors for the general, who I understand was HDG, to do some work for them as independent contractors. So, the contractual relationship would be between your company and Newbold. So, it's not with the public entity at all.

CHAIRPERSON MILLER-ANDERSON: Okay. So there is no conflict?

CITY ATTORNEY DEGRAFFENREIDT: No, ma'am.

CHAIRPERSON MILLER-ANDERSON: Okay. Alright. I mean, I just wanted to be clear on that to make sure that, you know, everything was done the correct way.

Any other disclosures? And that was referring to that particular Item 9. Alright.

ADOPTION OF AGENDA

CHAIRPERSON MILLER-ANDERSON: Can we have a motion to adopt the Agenda?

COUNCILPERSON PARDO: So moved.

CHAIR PRO TEM DAVIS JOHNSON: Second.

CHAIRPERSON MILLER-ANDERSON: Alright.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Do we have any public comment cards for the Consent Agenda?

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards for the p'.., for the Consent Agenda and the accepting of comment cards for this particular section of the Agenda is now closed.

CHAIRPERSON MILLER-ANDERSON: Okay. Thank you.

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

CHAIRPERSON MILLER-ANDERSON: Do we have anyone that would like to have an Item pulled?

COUNCILPERSON HUBBARD: Yes, ma'am. 5.., 5B.

CHAIRPERSON MILLER-ANDERSON: Okay. So, we'll pull 5B. Anyone else? [Pause]. Can we have a motion to accept the Consent Agenda with Item 5B pulled?

CHAIR PRO TEM DAVIS JOHNSON: So moved.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON MILLER-ANDERSON: Madam Clerk.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes. Mhmm.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Alright.

5. ITEM NO. 5

CHAIRPERSON MILLER-ANDERSON: Item No. 5. 5B.

COUNCILPERSON HUBBARD: Yes. My question is to Mr. Littles, the Interim Purchasing person, if you will.

CITY CLERK ANTHONY: Madam Chair, I need to read it into the record before you...

CHAIRPERSON MILLER-ANDERSON: I'm sorry. Go ahead.

CITY CLERK ANTHONY: ...start discussion. Thank you.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY CLERK ANTHONY: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AWARDED BID NO. 887-17-3 TO ROSSO SITE DEVELOPMENT, INC. OF LAKE WORTH, FLORIDA FOR THE MILLING AND RESURFACING OF WEST 15TH STREET TO WEST 17TH STREET BETWEEN AVENUE U AND THE AVENUE R CANAL, AS WELL AS AVENUE S FROM WEST 15TH STREET TO 100 FEET SOUTH OF BLUE HERON BOULEVARD IN THE AMOUNT OF \$404,777.92, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACT, AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO 10%, AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FOR SAME FROM ACCOUNT NO. 301111654126355 AND ACCOUNT NO. 108111654106301 AND PROVIDING AN EFFECTIVE DATE.

COUNCILPERSON PARDO: So moved.

CHAIR PRO TEM DAVIS JOHNSON: Second.

CHAIRPERSON MILLER-ANDERSON: Alright. Go ahead.

COUNCILPERSON HUBBARD: Good evening, Mr. Little.

MR. R. LITTLE: Good evening.

COUNCILPERSON HUBBARD: My, my question is about the processing which we bided this out. This is a almost a half a million-dollar project and what I wanted to ask you, in bidding this out, did.., was it an open bid or do we just keep a log of [pause] persons that we're gonna do business with and we rotate throughout that group?

MR. R. LITTLE: Councilwo'.., Councilwoman Hubbard, this was an open bid. We posted the, the solicitation in the Palm Beach Post. We also posted the solicitation on the City's website and also, on DemandStar.

COUNCILPERSON HUBBARD: Okay. Did we have a very robust response to it?

MR. R. LITTLE: We had, I believe, five, five proposals, I believe came in.

COUNCILPERSON HUBBARD: [Stammer], the [pause].., being a, a large proposal or a large bid, as it was, in these different instan'.., instances, can we put these type bids out

in., it's in two different diverse parts of the City on one end and one on the other end. Is it possible in these types of bids, we can put them out in, in two parts as opposed to just one big bid which is almost a half a million dollars?

MR. R. LITTLE: Two parts in, in...

COUNCILPERSON HUBBARD: Like, I know you got U Avenue and you got 17, you S and you got the [inaudible]...

MR. R. LITTLE: Sorry. Go ahead, Ms. Hubbard.

[Pause]

COUNCILPERSON HUBBARD: So, so my question is, when we.., in bidding this out, are these the kind of projects that are large enough for us to put out in, in two separate bids since there are, you know, one's on S Avenue and one's way on the other side, 15th Street.

MR. R. LITTLE: This is really one project, Ms. Hubbard and it's doesn't make sense to split this into two separate projects.

COUNCILPERSON HUBBARD: Because it's, um [pause]...

MR. R. LITTLE: One, one project.., the design went out as one item.

COUNCILPERSON HUBBARD: Mhmm.

MR. R. LITTLE: So, when the engineers sent it back, it was designed as one project, not to split it into two items.

COUNCILPERSON HUBBARD: Okay. Thank you, Mr. Little.

MR. R. LITTLE: You're welcome, Ms. Hubbard.

CITY MANAGER EVANS: And, Madam Chair, if I may, Director Johnson, the funding stream for this also provides an additional challenge with respect to doing that as well, correct?

PUBLIC WORKS DIRECTOR JOHNSON: Correct. When we submitted the project, we submitted it to the county as one project and so that's why it's, it's one CDBG project.

COUNCILPERSON HUBBARD: Okay. Thank you.

PUBLIC WORKS DIRECTOR JOHNSON: You're welcome.

CHAIRPERSON MILLER-ANDERSON: Any other questions?

COUNCILPERSON HUBBARD: No, ma'am.

CHAIRPERSON MILLER-ANDERSON: Okay. Anybody else? [Pause]. Alright. Madam, roll call.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Okay.

6. ITEM NO. 6

CHAIRPERSON MILLER-ANDERSON: Item No. 6.

CITY CLERK ANTHONY: PRESENTATION BY MR. FREDERICK JAMES

[Inaudible dais comment]

MR. F. JAMES: Good evening and thank you to our Council and Mayor for this opportunity. The purpose of this presentation is because of an option that was just made available in our Capital Improvement Plan and that is the 6320 Rule. We have this tool to finance infrastructure redeveloping of our public facilities, such as our library, City Hall, police and fire station. We have this tool right here in the City of Riviera Beach and if the Council so chooses to use it, it can be very beneficial, not only to the City of Riviera Beach but to the residents as well.

United Hands Global Impact is a non-profit, special purpose entity geared towards financing infrastructure redevelopment. Our goal is to invest in public projects, such as redevelopment communities and crumbling infrastructures and give citizens an authentic driver's seat as investors in these projects.

How this works is we form a public private partnership by use of the 6320 Rule, which allows us to go out and lease municipal bonds at a very low interest rate. [Pause]. We offer two forms of financing, one was just mentioned and that's the use of tax exempt financing, which I said is.., which offers lower interest rates, longer terms and finances 100% of the cost and requires no equity. The other use is what makes our organization unique in as that we give our residents a, a driver's seat as investing in these.., as

investors in these projects. The way this works is, we take over a cost of living increase, such as, the \$4.50 that was increased on our stormwater rates. This becomes tax deductible so that the citizens can claim it on their taxes and receive something back for investing in these projects.

That concludes our presentation.

CHAIRPERSON MILLER-ANDERSON: Okay. Any questions?

COUNCILPERSON HUBBARD: Yes.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: Mr. James, can you elaborate on the 6320 Rule. Mr. Sherman mentioned it briefly in one of our workshops. So, can you tell us a little bit more about the 6320 Rule?

MR. F. JAMES: Yes. It's the ruling that allows government entities to partner with non-profit organizations to finance infrastructure on public facilities.

COUNCILPERSON HUBBARD: And that allows us to have the 1% interest rate, if it's...

MR. F. JAMES: Yes.

COUNCILPERSON HUBBARD: ...a non-profit?

MR. F. JAMES: Yes. And they come with, um, longer terms, if you choose to borrow as [stammer] you know, if you choose to borrow that.

COUNCILPERSON HUBBARD: So, how does the residents become their own investors in infrastructure projects of this magnitude?

MR. F. JAMES: One way is, like I said, was to take over a cost of living increase, such as that stormwater increase, the \$4.50 that was raised and...

COUNCILPERSON HUBBARD: So...

MR. F. JAMES: ...use this as our member base, as a part of our member base so, so that we are able to go after grants and tax deductible contributions.

COUNCILPERSON HUBBARD: So everybody who paid the \$4.50 automatically becomes a member?

MR. F. JAMES: Yes.

COUNCILPERSON HUBBARD: The non-profit takes over and the individual gets to write those dollars that have accumulated off on..., off on their taxes?

MR. F. JAMES: Yes.

COUNCILPERSON HUBBARD: Okay. Okay. Thank you.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

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

MR. F. JAMES: Doing [inaudible].

MAYOR MASTERS: Your proposal tonight, is it any different from previous proposals or previous concepts that you presented to the previous Board of Commissioners, the Council people?

MR. F. JAMES: No.

MAYOR MASTERS: It is the same?

MR. F. JAMES: Mhmm.

MAYOR MASTERS: Okay. Have you had an opportunity to speak to.., I heard Councilwoman Hubbard mention our Finance Director, Mr. Sherman. Have you had an opportunity to discuss your proposal with Mr. Sherman?

MR. F. JAMES: Yes. T'.., about two years ago when I first came and presented it, I was told to go and meet with the experts and upon doing that is when I introduced the 6320 Rule. And, based on the research I have been doing and developing my organization, and he knew exactly what it was and actually had worked on one prior to coming here. And so...

MAYOR MASTERS: Okay. Did he give you any recommendation as to.., other than.., as far as how this would work with the City, and...

MR. F. JAMES: He just...

MAYOR MASTERS: ...that this would be something...

MR. F. JAMES: Mhmm.

MAYOR MASTERS: ...that would be useful, helpful...

MR. F. JAMES: Mhmm.

MAYOR MASTERS: ...other than go meet with the experts? Go ahead.

MR. F. JAMES: Yes. He told me to move forward, that all we needed.., that all you needed was to see the license to verify everything and...

MAYOR MASTERS: And you have that?

MR. F. JAMES: Yes.

MAYOR MASTERS: Okay. And also, you have.., do you have a Board of Directors? Your organization?

MR. F. JAMES: No.

MAYOR MASTERS: You don't have any Board Members?

MR. F. JAMES: No.

MAYOR MASTERS: Okay. Last but not least, can you tell me... Oh, first, have, have this.., have you done this yet? What you're proposing here, have you done it anywhere else in the county or anywhere anywhere?

MR. F. JAMES: No. This will be our first project.

MAYOR MASTERS: Okay. Can you.., final question. Can you tell me of your, as you researched this, it reminds me of the concept back in the 60's and the 70's with the co-op, particularly in Chicago when it was used, in neighborhoods where the neighbors actually owned the grocery store was, you know, that's kinda how it worked back then. That's been years ago. But, my question is, can you tell me, is there any City in Palm Beach County, or in the State of Florida, that your concept is being used by anyone else?

MR. F. JAMES: The framework is the 6320 Rule. And yes, that is being used all over our nation, it has been since 1963. That's what it stands for, the IRS ruling in 1960'... The 20th IRS ruling of 1963 and this is how governing bodies have financed these projects, up until...

MAYOR MASTERS: Well, I understand that but my question is...

MR. F. JAMES: [Inaudible].

MAYOR MASTERS: ...any, any other city in the county or the State of Florida...

MR. F. JAMES: Mhmm.

MAYOR MASTERS: ...that it's being used?

MR. F. JAMES: As...

MAYOR MASTERS: Any other...

MR. F. JAMES: ...far as?

MAYOR MASTERS: ...non-profit? This concept, that you are proposing, do you have any information...

MR. F. JAMES: Mhmm.

MAYOR MASTERS: ...of your research that it is being used successfully in West Palm or Lake...

MR. F. JAMES: Uh-uh.

MAYOR MASTERS: ...Park or anywhere in the county or anywhere in the State of Florida, like, Jacksonville or Tallahassee, any city?

MR. F. JAMES: No. I'm not su'..., no. I wouldn't be sure of that.

MAYOR MASTERS: Okay. Thank you, sir.

MR. F. JAMES: But I knew it was something that the City would be using.

MAYOR MASTERS: Right.

MR. F. JAMES: Mhmm.

MAYOR MASTERS: Okay. You've answered my questions. Thank you, sir.

CHAIRPERSON MILLER-ANDERSON: Alright. Any other questions from the...

COUNCILPERSON HUBBARD: One, one la'...

CHAIRPERSON MILLER-ANDERSON: ...Council?

COUNCILPERSON HUBBARD: One last question?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON HUBBARD: The... So, this is like any other P3...

MR. F. JAMES: Mhmm.

COUNCILPERSON HUBBARD: ...relationship?

MR. F. JAMES: Yes. In it's, in it's simplest form, we would come in as a conduit issuer. What I'm advocating is to be able to use this platform in multiple ways to, not only just finance the public facilities, but use this platform so that we can get resources spread around throughout our community.

COUNCILPERSON HUBBARD: Abs'..., absolutely. Okay. I know you said you weren't sure if it was being used anywhere here, in the State of Florida but in..., can't..., are there any other states...

MR. F. JAMES: Mhmm.

COUNCILPERSON HUBBARD: ...that you know of that...

MR. F. JAMES: I know of one right now in California, they're financing a, a fire station.

COUNCILPERSON HUBBARD: Using this project?

MR. F. JAMES: Yes. Yes.

COUNCILPERSON HUBBARD: Okay. Thank you, sir.

MR. F. JAMES: And I do just want to highlight that this is the, the [pause], this is the model that..., it will be used to, to finance either the library and the public facilities. What we're saying is, we have the tool, the option is to create one for the governing body or to partner with one that already [inaudible].

COUNCILPERSON HUBBARD: Yes. Thank you. Yeah. We have a couple other P3's that are supposed to be coming to say the same thing.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone...

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: ...else? Yes.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: Mr. Frederick, quick question.

MR. F. JAMES: Mhmm.

COUNCILPERSON DAVIS: Your Board of Directors, when are you gonna start that.., how [inaudible].., who, how many members that's gonna consist of once you start executing that?

MR. F. JAMES: That is very flexible and that will be based on the number that the City decides to put on because it's a platform to be used to create those kind of entities right on the spot.

COUNCILPERSON DAVIS: So, so you're telling me that the cities will choose your Board of Directors or that's...

MR. F. JAMES: Yes. The City will choose the Board of Directors. I have that option.., they have that option to choose the Board of Directors.

COUNCILPERSON DAVIS: And they will come from the residents?

MR. F. JAMES: The Council.

COUNCILPERSON DAVIS: Well, the members that, that will sign up to request to be Board members, they would come from residents of Riviera Beach?

MR. F. JAMES: Yes.

COUNCILPERSON DAVIS: Okay. That's all.

CHAIRPERSON MILLER-ANDERSON: I have a question. So, the Board of Directors that we're talking about is not the Board of Directors for your non-profit organization. It's a separate Board of Directors? Because, in order to be established as a non-profit, you have to have a Board of Directors, right?

MR. F. JAMES: Yes.

CHAIRPERSON MILLER-ANDERSON: So, this is an additional Board of Directors for this specific project?

MR. F. JAMES: Yes.

CHAIRPERSON MILLER-ANDERSON: Okay. Okay. Alright. Anyone else? Alright. Thank you so much. And you said you were gonna be bringing forth some other non-profits.

COUNCILPERSON HUBBARD: Well, Mr. Davis has...

CHAIRPERSON MILLER-ANDERSON: Oh.

COUNCILPERSON HUBBARD: ...a., Mr. Davis has a presentation.

CHAIRPERSON MILLER-ANDERSON: Oh, okay.

COUNCILPERSON DAVIS: Huh?

CHAIRPERSON MILLER-ANDERSON: You have another presentation at another time?

COUNCILPERSON DAVIS: Yes.

CHAIRPERSON MILLER-ANDERSON: [Inaudible].

CITY MANAGER EVANS: That, that's...

COUNCILPERSON DAVIS: I sent Mr. Evans the dates...

CITY MANAGER EVANS: That's what we were coordinating. Remember we had the Thursday, Friday...

CHAIRPERSON MILLER-ANDERSON: Oh, okay.

CITY MANAGER EVANS: ...Item...

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER EVANS: ...that we were trying but, yes, Mr. Davis did attend a conference in Tampa and has asked for a entity from the pre'.., from the conference to come and present to the Council.

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

COUNCILPERSON HUBBARD: Thank... Thank you, Mr. James.

CHAIRPERSON MILLER-ANDERSON: Alright. Alright.

7. ITEM NO. 7

CHAIRPERSON MILLER-ANDERSON: Item No. 7.

CITY CLERK ANTHONY: PROCLAMATION FROM THE OFFICE OF THE... OF MAYOR MASTERS PROCLAIMING JULY AS PARKS & RECREATION MONTH.

[Inaudible dais comments]

MAYOR MASTERS: It's really a delight to proclaim this month Parks & Recreation month. I made statements the other night in the budget hearing that our Parks & Recreation is on the move. Mr. Blankenship, along with his team, really are doing some wonderful, great things. I know the philosophy has been that it starts in the parks but also, it starts in the homes and it goes on to the parks and they continue it and I know you have made that connection and I appreciate it.

THEREFORE,

WHEREAS, Parks & Recreation programs are an integral part of communities throughout this country, including the City of Riviera Beach;

WHEREAS, our Parks & Recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health and wellbeing of all citizens, contributing to the fundamental economic and environmental wellbeing of a community and region; and

WHEREAS, Parks & Recreation programs build healthy, active communities that aid in the prevention of chronic disease and also improve the mental and emotional health of all citizens; and

WHEREAS, Parks & Recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses and crime reduction...

And let me pause. And you know I'm very much..., very much concerned about crime reduction in our City so that's right down my street.

...and WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors...

CHIEF OF STAFF ISAACS: Recreate.

MAYOR MASTERS: Recreate. I thought so. Outdoors... Debby's got a little more education than I have, I'm tryna catch her.

...and WHEREAS, the United States House of Representatives has designated July as Parks & Recreation Month and the City of Riviera Beach recognizes the benefits derived from Parks & Recreation resources.

And let me digress again to say to Mr. Blankenship, I'm looking, envision a day that in all of our parks, that we will go back to where we used to be 20 years ago when we had supervisors in the parks and we had programs there and we had people there to

assist our children and others in different activities. We've looked forward to going after school to our parks 'cause we call them coaches, like Coach Miller would be there.

NOW THEREFORE, BE IT RESOLVED, that I, Bishop Thomas A. Masters, the elected Mayor of the City of Riviera Beach, Florida, by the power vested in me by the residents of our great City, I do hereby proclaim the entire month of July as Parks & Recreation Month in the City of Riviera Beach. And I encourage all residents to take part in the numerous activities put in place for their family enrichment and enjoyment. Our parks are what makes this City the best waterfront City in which to live, work and play. And we all are asked to recognize that, particularly in the month of Ju'.., of July.

Thank you very much. Give Mr. Blankenship a hand.

[Applause]

MAYOR MASTERS: Did you have comments at this time?

PARKS & RECREATION DIRECTOR BLANKENSHIP: Thank you, Mayor and Council. You know, it, it's important for, for us professionally to take this time in July to [stammer].., we all agree it starts in parks. But it really starts up there with elected officials and we wanna pass along our, our appreciation for everything you do and, and, uh, through the budget process and providing us with direction. I also need to, once again, thank the Staff. We're at that point in the summer where, we're not only counting days, we're counting minutes and hours until school starts.

[Chuckle]

PARKS & RECREATION DIRECTOR BLANKENSHIP: It's, it's a tough time of year.

MAYOR MASTERS: I know our Chair's counting.

[Chuckles]

PARKS & RECREATION DIRECTOR BLANKENSHIP: But.., and, and I gotta, I have to recognize our Staff because they do a, a wonderful job every day, many days seven days a week because we are a 7 day, 365-day operation. So, thank you for rec'.., this recognition and we hope to make you proud over the next year.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. I do want to just say, I didn't.., we didn't get a chance to say at the prom for the seniors last week. I know Tonya Davis Johnson and I and the Mayor, I think at one point, got out there and we mingled with the seniors. The Mayor, he was right onboard with them in that age range but...

[Chuckles]

CHAIRPERSON MILLER-ANDERSON: He, he said that he was a guest, we were a guest but he was...

MAYOR MASTERS: I distanced myself.....

CHAIRPERSON MILLER-ANDERSON: ...definitely a guest too...

MAYOR MASTERS: ...from the previous speaker.

[Chuckles]

CHAIRPERSON MILLER-ANDERSON: But, it was such a nice event and, as I went around to everyone, all they kept saying was this was so nice, so nice. They really enjoyed themselves and so I just wanted to take the time to really say thank you to you, as well as to Ms. Gwen because I know she put a lot of hard work into that as well and, um, they, they were very, very pleased with the activity that night.

PARKS & RECREATION DIRECTOR BLANKENSHIP: That's why we do it.

CHAIRPERSON MILLER-ANDERSON: Thank you so much.

MAYOR MASTERS: Mr. Blankenship, I forgot to conclude, remember the three keys, prevention, diversion and treatment. Do 'em all.

PARKS & RECREATION DIRECTOR BLANKENSHIP: Alright.

MAYOR MASTERS: Thank you.

PARKS & RECREATION DIRECTOR BLANKENSHIP: Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

7A. ITEM 7A

CHAIRPERSON MILLER-ANDERSON: 7A.

CITY CLERK ANTHONY: PRESENTATION BY...

[Inaudible background comment]

CITY CLERK ANTHONY: ...WEST PALM BEACH FISHING CLUB

MR. T. TWYFORD: Good evening, Mayor, Council Members, Staff. Thank you for adding me to the Agenda. Ms. Roseanne Brown asked that I be here tonight to just make my annual presentation. I'm here to say thank you and to present a check for the City of Riviera Beach Scholarship Fund as a result of our annual Palm Beach County KDW Classic Fishing Tournament. It's, it's fitting that I follow Mr. Blankenship's proclamation there because, you know, one of the great places to recreate in the City of West Palm Beach is along the waterfront and one of the largest events that's held along your waterfront each year is the event that we produce in partnership with the City called the Palm Beach County KDW Classic. It's a, it's a big, one-day fishing tournament, one of the largest saltwater fishing tournaments in the State of Florida now and it's been going on for the last 15 years and it's a wonderful event that showcases the City Marina and all the wonderful improvements that's gone on there. And, last year, and this year even

more so, we've had more people say, 'Wow, we can't believe how wonderful the Marina looks. Look at all the improvements here.' And so, you know, it's really important to recognize that we're bringing a lot of people to that facility that might not normally be there and hopefully those are people that'll eventually rent slip space. Maybe they're people that will rent a space in the new Event Center, maybe they're people that might have an interest in, in taking up a lease there to open up some type of a business that, that you have available there.

So, I'm just here to say thank you. For the last 15 years, we've been producing this event. This year we had 236 boats entered and a little over 1,000 anglers and it's a, it's a big deal and we're very thankful that the City has been a sponsor and a partner of this event and so I have a, a check here for \$2,000 to present to the City of Riviera Beach for their scholarship fund and this brings our total to over \$25,000 that we've donated over the last 15 years.

[Applause]

MR. T. TWYFORD: So, I have, I have some money. Should I give it to the City Manager?

CITY MANAGER EVANS: Certainly.

CHAIRPERSON MILLER-ANDERSON: Sure.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

MAYOR MASTERS: Sir, go back to the mic. I wanna say one thing to you.

MR. T. TWYFORD: Sure.

MAYOR MASTERS: What's the name of the organ'..., the organization?

MR. T. TWYFORD: So, so my name's Tom Twyford. I'm the president of the West Palm Beach Fishing Club. It's that little building on 5th & Flagler in downtown West Palm Beach. We've been around for 82 years. It's, it's on the national register of historic places and..., you know, this event, I should add, raises money not only for this particular scholarship program, but we have a charitable foundation where we do lots of other things in the community. In fact, the end of this month, we have our annual kids fishing day program. We'll be taking about 70 kids from the City of Riviera Beach Recreation Department...

MAYOR MASTERS: And that's where I was going, not to cut you...

MR. T. TWYFORD: ...through this program.

MAYOR MASTERS: ...off.

MR. T. TWYFORD: Yep.

MAYOR MASTERS: And that's where I'm going with that.

MR. T. TWYFORD: Yes, sir.

MAYOR MASTERS: I want to take the privilege of the Office of the Mayor and extend a proclamation to you, as well and you'll, you will receive it, proclaiming the entire month of July, likewise, Fishing Tournament Month in our City and, and also gratitude for all that you've done. So, you'll get a proclamation...

MR. T. TWYFORD: Alright.

MAYOR MASTERS: ...as well.

MR. T. TWYFORD: Thank you, Mayor.

MAYOR MASTERS: Thank you.

MR. T. TWYFORD: Well, we, we look forward to, to doing lots of things down the road with the City. They've been a wonderful partner for a lot of the events and programs that we do and, um...

MAYOR MASTERS: I'mma bring it to you.

MR. T. TWYFORD: Thank you.

MAYOR MASTERS: I'll get it to you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Alright.

PUBLIC HEARINGS

CHAIRPERSON MILLER-ANDERSON: Any public hearings?

CITY CLERK ANTHONY: None.

CHAIRPERSON MILLER-ANDERSON: Alright.

CHAIRPERSON MILLER-ANDERSON: PUBLIC COMMENTS SHOULD BE RESTRICTED TO ISSUES, MATTERS OR TOPICS PERTINENT TO THE CITY OF RIVIERA BEACH. PLEASE BE REMINDED THAT THE CITY COUNCIL HAS ADOPTED RULES OF DECORUM GOVERNING PUBLIC CONDUCT DURING OFFICIAL MEETINGS WHICH HAS BEEN...

COUNCILPERSON PARDO: It's not 7:30.

CHAIRPERSON MILLER-ANDERSON: Huh?

COUNCILPERSON PARDO: It's not 7:30 yet.

CHAIRPERSON MILLER-ANDERSON: I know it's not 7:30 but it's on my list to read so I'm gonna read it and then when it's time, we'll take 'em.

CHAIRPERSON MILLER-ANDERSON: ...HAS ADOPTED RULES OF DECORUM GOVERNING PUBLIC CONDUCT DURING OFFICIAL MEETINGS WHICH HAS BEEN

POSTED AT THE ENTRANCE OF THE COUNCIL CHAMBERS. IN AN EFFORT TO PRESERVE ORDER, IF ANY OF THE RULES ARE NOT ADHERED TO, THE COUNCIL CHAIR MAY HAVE ANY DISRUPTIVE SPEAKER OR ATTENDEE REMOVED FROM THE PODIUM, FROM THE MEETING AND/OR THE BUILDING, IF NECESSARY. PLEASE GOVERN YOURSELVES ACCORDINGLY.

TABLED ITEMS

CHAIRPERSON MILLER-ANDERSON: We're gonna go ahead and take a look at the Items that are tabled. Do we have any?

CITY CLERK ANTHONY: None.

CITY MANAGER EVANS: No, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Alright. Any person who would like to speak on an Agenda Item, please fill out a pu'., pink public comment card located in the back of the Council Chambers and give it to the Staff prior to the Item being presented to City Council for discussion. Members of the public will be given three minutes to speak on each regular Item. In no event will anyone be allowed to submit a comment card and speak on an Agenda Item after the Resolution is read or Item considered.

8. ITEM NO. 8

CHAIRPERSON MILLER-ANDERSON: Item No. 8.

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards for this particular Item.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: So we will not accept any public comment cards, at this time, on this Item.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: RESOLUTION NO. 77-17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA ACCEPTING THE RECOMMENDATION OF STAFF AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A THREE YEAR CONTINUING SERVICE AGREEMENT WITH THE TOP THREE RANKED FIRMS OF HARVARD JOLLY, INC., REG ARCHITECTS, INC. AND WEST ARCHITECTURE AND DESIGN, LLC COMMENCING JULY 6, 2017 AND ENDING JULY 5, 2020 TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES FOR VARIOUS CITYWIDE PROJECTS, PROVIDING FOR TWO ADDITIONAL TWELVE MONTH RENEWAL OPTIONS BASED UPON THE MUTAL CONSENT OF THE PARTIES AND PROVIDING AN EFFECTIVE DATE.

COUNCILPERSON PARDO: So moved.

CHAIR PRO TEM DAVIS JOHNSON: Second.

CHAIRPERSON MILLER-ANDERSON: Okay. Mr. Manager.

CITY MANAGER EVANS: Mr. Brynt Johnson, our Public Works Director will present Item 77-17.

PUBLIC WORKS DIRECTOR JOHNSON: Good evening, Council. Brynt Johnson, Director of Public Works.

This is for continuing service for architectural services. This is pretty much similar to the continuing services that we do for engineering consultants. It basically allows us to award projects under the City's threshold to any of the, the vendors that we've selected and it also allows us to move faster on larger projects because we bring it back to Council simply for work orders versus going through the entire RFP process again.

I'll answer any questions that Council may have.

CHAIRPERSON MILLER-ANDERSON: Any questions?

COUNCILPERSON HUBBARD: The..., [sigh]. I'll say again, I don't... This particular process, I don't like processes like this because I think it just closes out opportunity for other firms to take..., it makes it easier or quicker, faster for some people but it doesn't leave the door open for more people to participate. And, the content, it closes the door for the next two years for, for any particular or anybody else to, to participate and I don't think that that gives us, in our unique position as a City, it doesn't, it doesn't work well for us. It doesn't help us to bring in what we say we're looking for, diversity and equity within the process when we..., it's easier for us, it's faster for us but it doesn't create an equitable situation, if that's what we're looking for as a City.

CHAIRPERSON MILLER-ANDERSON: Alright. Anyone else?

CHAIR PRO TEM DAVIS JOHNSON: On the, on the two year, we have an option not to take it?

PUBLIC WORKS DIRECTOR JOHNSON: Yes, ma'am.

CHAIR PRO TEM DAVIS JOHNSON: [Inaudible]. So I... [Pause]. I think there were a total of five, were there five...

PUBLIC WORKS DIRECTOR JOHNSON: Respondents?

CHAIR PRO TEM DAVIS JOHNSON: Respondents?

CHAIRPERSON MILLER-ANDERSON: Four.

PUBLIC WORKS DIRECTOR JOHNSON: We narrowed it down. We short listed...

CHAIR PRO TEM DAVIS JOHNSON: We narrowed it but...

PUBLIC WORKS DIRECTOR JOHNSON: ...it down...

CHAIR PRO TEM DAVIS JOHNSON: ...but there...

PUBLIC WORKS DIRECTOR JOHNSON: ...to four.

CHAIR PRO TEM DAVIS JOHNSON: We started with how many?

PUBLIC WORKS DIRECTOR JOHNSON: I don't remember the exact number.

[Inaudible dais comment]

CHAIR PRO TEM DAVIS JOHNSON: Six.

PUBLIC WORKS DIRECTOR JOHNSON: It was six.

CHAIR PRO TEM DAVIS JOHNSON: It's in, it's in the back'...

PUBLIC WORKS DIRECTOR JOHNSON: Six.

CHAIR PRO TEM DAVIS JOHNSON: I know I, I remembered seeing it. So, [pause], I don't know how..., I fully understand what my colleague speaks about as it relates to diversity and equity but the question still remains, how do we get those that we are looking to service to compete and to submit? Because, if they are not bidding and/or submitting, are we then..., do we just wait? Is, is the idea to, to wait for that opportunity to provide that equity because we can't continue to just hold off on our projects. I'm, I'm just looking at who's bidding, if they're being responsive, if we have architects that have been underserved in our community that have not had an opportunity to bid, to respond, to receive award, so the question that I would have is, how long do we wait to give it? I, I, I fully understand where you're going with it and I..., and, and I do, I hear you and I, I support local and I support the notion of equity and the idea of making sure that the businesses that are in our community are receiving opportunities but if they're not showing up to bid, what then do we do as a City in order to reach this end goal?

COUNCILPERSON HUBBARD: Madam Chair? And my answer to that would be this, first, I'm not saying to let's wait and continue to wait. What I am saying is to continue to provide access and opportunity. This item closes off access an opportunity. The second thing that I'm saying wha'..., that we should do, in answer to your question as to what we should do, we should show ourselves as a climate and a culture of fair..., fairness when people make bids. People don't always make bids here because the climate and the culture of how we do business has not always been fair. And I think we leave the door open and we continue to show ourselves as a City that wants to put bids out, review bids in a fair and honest way. Yes, people don't often bid because they have gotten so [pause], so..., such a bad taste in their mouth when they have been honest and fair and spent so much money on putting a bid package together and everybody could clearly see the tainted process.

So, I'm saying what we should do, is keep the door open. Keep the opportuni'..., and continue to show ourself, show ourself, 'Hey, those days are gone. We're doing business in a, in a very clear way and we do want ya'll to come and try to bid again. People have stopped bidding, people don't bid because of that.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Are you finished, Ms. Hubbard?

COUNCILPERSON HUBBARD: Yes, ma'am.

CHAIRPERSON MILLER-ANDERSON: Yes. Go ahead.

COUNCILPERSON PARDO: Alright. First of all, I don't think the process is tainted. At least as long as I've been here, I haven't seen any, you know, any developers, contractors coming up, telling us that the process has been tainted. So, I wanna put that on the record.

The other thing I wanna mention, we have contractors that won these bids and then for whatever reason, the Council decided they didn't wanna give that person the bid and said, 'You know what? Go back out for bid.' So, I'm sure those people stopped bidding on these, on these projects because, for whatever reason, you know, the political climate, I don't know what it was, but, you know, they ju'..., for whatever reason, the Council said, 'No. We don't want you.' And we know, you know, there's one contractor that I'm talking about specifically, we turned him down... Well, not me but several people turned him down several times. So, it's either, you know, this is the process. You..., we either move forward with it or just come clean and say, 'We're going to give these projects to, you know, contractor a, b, and c and then d, e, and f, we don't like you anymore and,' you know, 'don't bother bidding.' You know...

COUNCILWOMAN HUBBARD: Madam...

COUNCILPERSON PARDO: You know, I think we're doing a disservice to say that [stammer], that Staff has put together a process that's tainted. And, you know, personally, I don't appreciate it because when you talk about them, you're talking about us.

COUNCILPERSON HUBBARD: Madam, Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: Listen, you know, [chuckle], Councilwoman Pardo probably don't appreciate it and, really, I'm not saying Staff put together a process that is tainted. Staff might have very well walked into a process that was, that was tainted. I will say, will not take it back, that the process doesn't serve the majority of the community very well. I'm not running from that and I'm not taking that back. I'm not saying that we should go with a, b, and c and don't deal with d, e, and f, that's exactly what we're doing. We're going with a, b, and c every time, all the time. So, d, e, and f needs to have an opportunity to, to participate. That is exactly what I'm saying. By no stretch of the imagination am I saying that Staff created this. As a matter of fact, half of 'em wasn't even here and half of 'em are too new to the City to even have helped develop the situation. So, what I'm saying is, keep the process open. Show people that we don't wanna go with just a, b, and c, that we want d, e, and f to come aboard and participate, that we're no longer doing business the way that it, the way that it, it has been done in the, in the past and that's all that I was trying to say, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Thank you very much.

CITY MANAGER EVANS: Madam Chair, if I may? With respect to the Items and the procurement process on this, is that we had to follow Florida state statutes because this is a CCNA. Item. So, it's a very prescribed process that Staff had to follow. Qualifications of the architects, oral presentations. You do not select firms based on price, you select them on their core competencies and, listed in the Agenda Item, are five Items that were part of the selection criteria. It, by no means, obligates the City to pay for any services, it just allows for the City to be able to pull from a bank of architects in the event that the Council directs Staff to proceed forward with architectural design for a new fire station. We have an architect that we can go to. It doesn't also pre'..., preclude us from going through another competitive process for larger scale projects, et. cetera. So, it, by no way binds the City to utilize these architects. It also doesn't require us to spend any monies but it gives us the flexibility to be able to move through some of the projects quicker to ensure that we can maximize the ad valorem revenue and whatever revenue streams we have with respect to capital projects.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: Mr. Evans, I have one quick question.

CITY MANAGER EVANS: Yes, sir.

COUNCILPERSON DAVIS: I have one concern. I know on the previous project we had on the CRA side, you know, we had a lot of different designs. What triggers are we gonna put in place here, where Staff can kinda monitor when we use an architect and how many designs we're gonna do per project. You know, will all those designs be, be approved through you or through the department? How, how would that work?

CITY MANAGER EVANS: In, in the event that...

COUNCILPERSON DAVIS: Even if we hit the cap..., not to cut you off, even..., you know, we may hit a cap but we might say, 'We wanna throw that all out and let's start all over again.'

CITY MANAGER EVANS: Right.

COUNCILPERSON DAVIS: So, you know, how does that process [inaudible]?

CITY MANAGER EVANS: In the event that the design elements are under \$25,000, the City Manager has the authority to execute but, in most cases, I would envision anything that we would design would be something that will be discussed by the legislative body because we then can see it run into, you know, if it's gonna be a \$10,000 design, usually architectural costs are about 10% of the project so it's probably a \$100,000 project. So, I see it coming back before this Council for action. So, it would not be something that Staff would do in a vacuum and certainly we will make sure that we are not duplicating architectural design after architectural design on set projects because that is costs that

we would incur. And if it's the same project and we get another architect, again, that is something that would have to come back before the Council.

COUNCILPERSON DAVIS: Okay.

CITY MANAGER EVANS: Yeah.

CHAIRPERSON MILLER-ANDERSON: Anyone else?

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CHAIR PRO TEM DAVIS JOHNSON: Purchasing Department, have we done any outreach to identify any local architects, engineers, surveyors that can be placed into the vendor pool so that we would make sure that we're doing outreach to those, those companies that are here locally that we talk most about?

MR. R. LITTLE: Councilwoman Davis Johnson, yes, we have done outreach to local architects and there are some that are in the pool but again, they did not make the cut according to the CCNA po'.., procedures that we actually went through to come up with the list that we currently have.

CHAIR PRO TEM DAVIS JOHNSON: Okay. Thank you

CHAIRPERSON MILLER-ANDERSON: Alright. This...

CITY MANAGER EVANS: Madam Chair, if I may? One of the things I've asked for the procurement director to provide, as part of the Agenda backup is a list of all the places in which we posted the bids, how many people viewed the packet, how many downloaded the packet, how many submitted the packet, et. cetera and the times in which they submitted. So, in future Agenda Items, you will see all that information 'cause in most cases, you have where 50 people viewed the packet, four downloaded it, two end up submitting for it. So that information will be included in future Items so you can be able to have that as additional backup.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone else?

COUNCILPERSON HUBBARD: One thing, Madam...

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: ...Chair? The.., the only reason that I bring these things up, Madam Chair...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON HUBBARD: ...is so that the majority of the local population and the community can have an opportunity to participate. As small a City as ours and the resources that we have, should be used by and for the local community as much as possible. And when I say local, I'm not just referring to.., just Riviera Beach is inundated

with architects, surveyors and what have you but I'm sure that, um, I'm sure that you and most of my colleagues understand what I'm trying to say. I understand the fact that the CCNA requirements are laid out and very explicit. All I'm saying is that, to go and create a pool and just put that together and say those are only the people that we are going, going to work with, leave the door open and allow for equity participation in this City, if that is what we are talking about doing. We can't say that we want equity participation and every policy and procedure that we put in place will make sure that there is none.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Anyone else? Alright. Madam...

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: No.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

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

9. ITEM NO. 9

CHAIRPERSON MILLER-ANDERSON: Item No. 9.

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards on this Item so public comment cards are closed at this time.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: RESOLUTION NO. 78-17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING THE PLAT AND TWO PHASE MASTER SITE PLAN FROM THE RIVIERA BEACH HOUSING AUTHORITY TO DEVELOP 101 SENIOR LIVING APARTMENTS, PHASE ONE AND 79 MULTI-FAMILY UNITS, FUTURE PHASE TWO ON A PARCEL OF LAND TOTALING APPROXIMATELY 15.37 ACRES IDENTIFIED BY PARCEL CONTROL NO. 56434231010000010 KNOWN AS THE HERON

ESTATES, FORMERLY KNOWN AS THE IVY GREEN VILLAGE LOCATED NORTHWEST OF THE INTERSECTION OF NORTH CONGRESS AVENUE AND WEST 17TH COURT WITHIN THE LOW DENSITY MULTIPLE FAMILY ZONING DISTRICT, RML12, AUTHORIZING EXECUTION OF SAID PLAT AND PROVIDING AN EFFECTIVE DATE.

CHAIR PRO TEM DAVIS JOHNSON: So moved.

COUNCILPERSON DAVIS: Second.

CHAIRPERSON MILLER-ANDERSON: Okay. Mr. Evans?

CITY MANAGER EVANS: I will have our Community Development Director, Mr. Terrence Bailey, present on this particular item.

COMMUNITY DEVELOPMENT DIRECTOR BAILEY: Good evening, Council.

CHAIRPERSON MILLER-ANDERSON: Good evening.

COMMUNITY DEVELOPMENT DIRECTOR BAILEY: It's with great pleasure that the staff brings forward this Site Plan and Plat approval for the Heron Estates Project, formerly known as Ivy Green. As many members of the community know and remember, this property was previously developed as a housing project. It is currently located at the corner of 17th Court and Congress Avenue. You can see the aerial where the existing road of 17th Court still remains to this day. The property is currently blank, it does not have a significant structure on it. There are some minor events that are held at this property in the way of a fair occasionally, during the course of the year. [Pause]. You could see a street view of the property and, while you may or may not be able to see that sign, that is the old sign for Ivy Green. [Pause]. You could see here, the Master Plan for 101 senior residential units and 79 future units in a two-phase master planned project.

Phase one is the senior component of the project with the 101 units. It is more north and east on the property and will be [stammer], providing a new driveway access off of Congress and a turn lane into the site, as well as its existing access off of 17th Court. Here's the floor plan for the three-story building and the 81 units that are provided in the building. And you can see a very aggressive and modern rendering of the project's site and building. It is one building in a sort of boomerang configuration with common space sort of in the middle of each wing. Here's another picture of what the units will look like on the exterior. [Pause]. The current proposal is for one plat to unify all the property and clean up the site from various existing easements that existed when, in its previous iteration. City Staff is proposing our standard seven conditions, the two-year landscape bond, that is standard, construction to commence within 18 months, a final Certificate of Occupancy within five years, all advertisement for the site must say the City of Riviera Beach. This Site Plan supersedes all existing site plans. The Council shall authorize Staff no more than 5% deviation and this new requirement that you'll see on recent site plan approvals that the site will provide a report on all local participation that is conducted on the site for Staff to have on file for the future reference.

And with that, we'll take any questions that the Council may have.

CHAIRPERSON MILLER-ANDERSON: Do we have any questions?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: Well, I think this will probably... Well, thank you, sir.

So, the property management team, who's gonna be the current property manager for the fir'..., was it the first five years, is it?

[Pause]

MR. J. HURT: Good evening, Council...

UNK: Good evening.

MR. J. HURT: ...Members. I'm John Hurt, Executive Director of the Riviera Beach Housing Authority.

COUNCILPERSON DAVIS: Mhmm.

MR. J. HURT: This is Brian Feeney. He's with the Housing Trust Group, our co-development partners on this particular project.

To answer your question, Councilman Davis, the management will be done by our co-developer, HTG. We are going to do a transition over time...

COUNCILPERSON DAVIS: Mhmm.

MR. J. HURT: ...with the Housing Authority to ultimately..., that the management of the property will be done by an affiliate of the Housing Authority.

COUNCILPERSON DAVIS: So, so do you all have a time, just kinda, where you kinda see, see in the future? Six, seven, eight years?

MR. J. HURT: We're, we're talking a five-year timeline. Yes, sir.

COUNCILPERSON DAVIS: Alright. You mentioned..., Staff mentioned 79 future units. What, what will be the difference between those 79 and the first 101?

MR. J. HURT: Phase two is 79 units of affordable family housing. We hope to make it wo'..., workforce housing. We're seeking funding at this time. We have the first phase totally funded. We are working steadfast to get funding for Phase two.

COUNCILPERSON DAVIS: Will that be [pause] based..., so, that will be at another location or using the same facility? Well, how would you take the families and put them..., and mix them with the senior citizens? Well, the senior residents, I'd like to say.

MR. J. HURT: Well, the Phase two as it's planned now, is a townhouse community.

COUNCILPERSON DAVIS: Okay.

MR. J. HURT: Of one, two and three bedrooms. It will be located towards the rear of the site. We sort of flipped it from the layout of the previous development where the seniors' building was in the rear and the family was mostly in the front. We switched that, we have the senior facility in the front. That was the most viable phase that we got funded. So, Phase two, the family will be located in the rear and will have all the amenities, community room, basketball courts, et. cetera.

COUNCILPERSON DAVIS: Will Phase two be accepting any vouchers?

MR. J. HURT: There are no project based vouchers.

COUNCILPERSON DAVIS: Okay.

MR. J. HURT: We plan for it to be affordable and we will probably be open to tenant based vouchers. That's where a family has their own voucher.

COUNCILPERSON DAVIS: So, you'll probably be open. Here, here's my concern and I think, you know, we've talked about this before, is making sure that, when you put our senior community together and we have workforce housing, we're making sure that we have folks that are there that [paus]e..., how can I put it? It's truly workforce housing. Okay? I do not wanna see something that happened in the past in this community, where we mixed two, two different groups together. And I don't wanna put nobody at risk. I like the fact that we got the seniors, I like the fact that you wanna address the veterans in the future but, I guess, will the property management, management team be in control of screening who they allow to come in and out?

MR. J. HURT: Absolutely.

COUNCILPERSON DAVIS: Okay.

MR. B. FEENEY: Yes. Just to address your concern. Just to back up a bit, each phase, the designer phase is based on our financing.

COUNCILPERSON DAVIS: Mhmm.

MR. B. FEENEY: So, Phase one is for seniors, we have financing for seniors. Phase two, will be for families and, and, and that will be linked, again, the demographic is linked to the source of the money.

COUNCILPERSON DAVIS: Mhmm.

MR. B. FEENEY: Everyone who applies to be a tenant in this facility will be reviewed and will meet certain criteria from the state of Florida. In addition, we will have ample security. We won't have a demarcation physically but our sec'..., each, each entity has its own security budget, so we will have security to make sure that, [stammer], that the property's managed well and people feel safe.

COUNCILPERSON DAVIS: I'll hold the rest of my questions for..., allow my colleagues to..., they might ask [inaudible]...

CHAIRPERSON MILLER-ANDERSON: Anyone else have any questions?

COUNCILPERSON PARDO: Yes. Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Okay. So, in the presentation, Mr. Bailey said that you would commence construction within 18 months?

MR. B. FEENEY: That is a projection by the City. We need to be in the ground by October. And there are a lot [stammer], there are a lot of financing reasons why we need to start construction [stammer], in October but we will start construction October.

COUNCILPERSON PARDO: I'm asking...

MR. B. FEENEY: If not before.

COUNCILPERSON PARDO: ...that because we've had other developers come in front of us and the City has said you have 18 months and then they've come back, you know, exploiting the State of Emergency. The Governor declared a State of Emergency for Zika, twice and now for the opioids, which, which gives the developers an extra year to begin construction. So, I just wanna know if you guys are gonna exploit that also or, if you're...

MR. B. FEENEY: Absolu'...

COUNCILPERSON PARDO: ...gonna be moving forward?

MR. B. FEENEY: I'm sorry. Absolutely not, Commissioner. Our money, although it's tax credits from the State of Florida, that's insignificant. What's significant is the private sector investors. Our money comes from the private sector. They're not gonna wait.

COUNCILPERSON PARDO: So you're fully financed?

MR. B. FEENEY: We, we..., and that's the most important thing, touché. Yes. We are fully financed, all that's in place [inaudible] our investors. We got a pricing from Riviera Beach that nobody believes in the marketplace. We got a pricing for this project. Now that things are changing in Washington, supposedly, we wanna make sure that we keep our financing rate and execute and close this deal. We are going to close this transaction, our financing is, is in place and, but for a major hurricane, we are good to go, ma'am.

COUNCILPERSON PARDO: Thank you.

CITY MANAGER EVANS: Madam Chair...

CHAIRPERSON MILLER-ANDERSON: Any... Go ahead, go ahead.

CITY MANAGER EVANS: ...if I may? And that was the sense of urgency when we had the discussion about this at the last meeting, to bring this forward because of the financing and it being contingent on some things that are happening outside of the control of the applicant. So, we anticipate, and they've already had conversations with Staff with respect to the permitting process and plans reviews, to be able to get this project in the ground, sooner rather than later. So, it's our commitment to work with the applicant and the development team to move forward with this project as quickly as we possibly can to make sure that there's no issues with respect to items outside of our control.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone else? [Pause]. Alright. Thank you. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

10. ITEM NO. 10

CHAIRPERSON MILLER-ANDERSON: Item No. 10.

CITY CLERK ANTHONY: Madam Chair, there are no public comment cards on this Item so that is closed at this time.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: RESOLUTION NO. 79-17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AWARDING RFP 861-17-1 TO RPOVDIE CONSULTING SERVICES...

[Inaudible audience comment]

CITY CLERK ANTHONY: ...TO ASSIST...

CHAIRPERSON MILLER-ANDERSON: Guys, we're moving on to our next Item so if you all could take your conversations outside, that would be great.

CITY CLERK ANTHONY: TO ASSIST HUMAN RESOURCES IN DEVELOPING AND DELIVERING EMPLOYEE TRAINING FROM ULTIMATE IMAGE COACH AND AUTHORIZE STAFF TO NEGOTIATE TERMS AND PROVIDING AN EFFECTIVE DATE.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER EVANS: Madam Chair, if I may? Also on the dais, is just a list of comments that Mr. Davis will make just for your edification, as part of this presentation. And at this time, if I can have our Human Resources Director, Mr. Bruce Davis, present this particular Item to the Council.

CHAIRPERSON MILLER-ANDERSON: Alright. We need...

[Inaudible dais comment]

CHAIRPERSON MILLER-ANDERSON: ...a motion for this Item?

CHAIR PRO TEM DAVIS JOHNSON: So moved.

CHAIRPERSON MILLER-ANDERSON: Do we have a second? Okay. Thank you.

HUMAN RESOURCE DIRECTOR DAVIS: Good..., good evening, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Wait a minute. Can we close the back door, please? Can someone close that door back there for us so we can continue? Thank you.

[Inaudible audience comment]

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Wanna have an officer here [inaudible]?

HUMAN RESOURCE DIRECTOR DAVIS: Good evening, Council...

CHAIRPERSON MILLER-ANDERSON: He just [inaudible]...

HUMAN RESOURCE DIRECTOR DAVIS: Mr. Evans. I am Bruce Davis, Human Resources Director. I'm here tonight to discuss the Human Resources request to obtain the assistance of a Certified Training Consultant. Human Resources is, is requesting the assistance of a training consultant in the creation of a comprehensive training strategy that will include the development and implementation of training programs to deliver functional and leadership skills to employees at all levels within the City. The program will identify the essential training requirements at every level within the organization. We will start with individual contributors, supervisors, managers, and directors. It will also provide fundamental development training, such as presentation skills, customer service, managerial training and leadership skills. Moreover, it will provide the specialized training to facilitate cessation planning objectives.

Human Resources recommend that City Council approves this request.

CHAIRPERSON MILLER-ANDERSON: Okay. Do we have any questions?

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: I would just like to disclose that I have worked with Pamela Toussaint and the Ultimate..., her company...

CHAIRPERSON MILLER-ANDERSON: Ultimate Image Coach.

CHAIR PRO TEM DAVIS JOHNSON: Ultimate Image Coach with small business development for Palm Beach County so I wanted to put that on the record, please.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone else? [Pause]. Alright. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON MILLER-ANDERSON: Okay.

11. ITEM NO. 11

CHAIRPERSON MILLER-ANDERSON: Item No. 11.

CITY CLERK ANTHONY: Madam Chair, we do not have any public comment cards on this particular Item, so acceptance of public comment cards is closed at this time.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: RESOLUTION NO. 80-17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AWARDBING BID NO. 892-17-3 TO HI-TECH ROOFING & SHEET METAL, INC. OF LAKE

WORTH, FLORIDA FOR ROOF REPAIR AND MAINTENANCE AT THE CITY HALL LIBRARY AND THE CENTRAL FIRE STATION BUILDINGS, IN AN AMOUNT NOT TO EXCEED \$130,370, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONSTRUCTION SERVICES CONTRACT, AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO 10%, AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FROM ACCOUNTS NUMBERS 312- 0202-519-0-6201; AND PROVIDING AN EFFECTIVE DATE.

COUNCILPERSON PARDO: So moved.

CHAIRPERSON MILLER-ANDERSON: Have a second?

CHAIR PRO TEM DAVIS JOHNSON: Second.

CHAIRPERSON MILLER-ANDERSON: [Inaudible].

CITY MANAGER EVANS: Madam Chair, if I can have our Public Works Director, Mr. Brynt Johnson address the Council on this matter.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

PUBLIC WORKS DIRECTOR JOHNSON: Good evening again, Council. Brynt Johnson, Director of Public Works.

The Item that you have before you is for roof repairs and maintenance to the City Hall campus. The original bid included City Hall, library, police and fire. If you recall at the last Council meeting, the City Manager informed you all that we were going to move forward with repairs at the police department on an emergency basis, therefore, we pulled that out of this particular Resolution. So, the original, the original bid was for \$167,810 minus what was already paid to repair the Police Department building. Over the years, we've done minor roof repairs to all of these buildings but there's never been a comprehensive roof repair and coding system done on the buildings to allow them to last their entire life span, and so, that's what this particular Item does and we're requesting Council approval.

CHAIRPERSON MILLER-ANDERSON: Okay. Any questions? [Pause]. No questions from the Council? [Pause]. Madam Clerk.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

CHAIR PRO TEM DAVIS JOHNSON: Yes.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Unanimous vote.

DISCUSSION AND DELIBERATION

12. ITEM NO. 12

CHAIRPERSON MILLER-ANDERSON: Item No. 12. Discussion and deliberation.

CITY CLERK ANTHONY: Madam Chair, we have public comment cards on this Item.

CITY CLERK ANTHONY: CLARIFICATION OF THE MOTION TO REMOVE HOMESTEAD FINES AND LIENS, THE 2-YEAR MORATORIUM AND 3% CAP MADE AT THE SEPTEMBER 21, 2016 REGULAR CITY COUNCIL MEETING.

CHAIRPERSON MILLER-ANDERSON: Alright.

CITY ATTORNEY DEGRAFFENREIDT: Madam Chair, if I may?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY ATTORNEY DEGRAFFENREIDT: As expressed in my correspondence to you, there was some dispute as to what, in fact, the action was that was taken by the Board. I tried to explain in that memo what I observed after reviewing the minutes and it appeared to me that there was a motion made that addressed a moratorium issue that did not have a second and that's why I assumed that motion was not dealt with. The motion that did, in fact, receive a second, appeared to be, by the minutes, limited to the issue of homestead liens on residential.., on the.., liens on the residential homestead properties. And that's how the record was reflected. At the request of Ms. Hubbard, this matter was presented to you to get a better understanding, as I understand it, of your intent in taking that action.

COUNCILPERSON HUBBARD: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: Madam Chair, I would like to state the motion so that we can have it for discussion and, and clarity and have written it out and have spoken with Mr. Degraffenreidt. Okay. [Pause]. I would like to present a motion directing the City Attorney to prepare the appropriate document to effectuate the implementation of the two-year moratorium prohi'.., prohibiting any activation of additional liens or fines on homesteaded property during this period. Thereafter, all liens and fines may not exceed 3% of the value of the homesteaded property. Further, directing the Attorney to bring back the appropriate document for ratification at the next scheduled meeting. Also, to include the portion that was clear that we would be removing, which we have started, all

liens and fines from homesteaded par'..., property. Thereafter, to forward the document to the appropriate department for Code Enforcement to comply.

CHAIRPERSON MILLER-ANDERSON: That's your motion?

COUNCILPERSON HUBBARD: Yes, ma'am.

CHAIRPERSON MILLER-ANDERSON: Do we have a second, for discussion? [Pause]. Do we have a second?

CHAIR PRO TEM DAVIS JOHNSON: Second for discussion.

CHAIRPERSON MILLER-ANDERSON: Alright. Alright.

CITY CLERK ANTHONY: Wanna go to public comment at this time?

CHAIRPERSON MILLER-ANDERSON: Yes.

CITY CLERK ANTHONY: Bonnie Larson and then Bruce Guyton.

CITY ATTORNEY DEGRAFFENREIDT: Mm, mm.

MS. B. LARSON: Bonnie Larson. I'm gonna say this again. A gentleman said it last week, that he had two liens on his house he knew nothing about. Guess what, Ms. Hubbard made it possible to find out there's a lien on our house. Never had a fine, never had a need for a fine, certainly, never a need for lien. So, I am asking for all that information. Doesn't show up at the county, doesn't show up anywhere but apparently, Riviera Beach thinks we have a lien on our property. I'm very upset about that, very upset. I'm always standing here telling people to clean up their properties and then to find out that the City has liened ours for no reason. So, I'm very upset about that. I'm glad she put it on homesteaded properties only because we have a lot of investors in this City and they let their property deteriorate, it deteriorates every single day. It looks bad for the City, it draws everybody's property values down. The benefit, or non-benefit to you is taxes. Taxes go down, everything goes down because the properties look bad and it's the investors. They don't do anything about their properties until they're gonna sell it and then they come to the City and want everything reduced or removed. No, not fair. The other property owners, who do pay our property taxes and everything else that we're billed, we have to look at those properties every single day and it draws us down, it looks bad for our entire neighborhood and I personally am tired of seeing that. We need to make those investors pay up, fix up. The property across from me, I've talked about it for years, it still has 30 to 40 foot vines, shrubs, et. cetera on it. They put a notice on, on those properties. They're owned by the same man, they can't figure that out but it's owned by the same person. So what does he do? Oh, he f'..., he knows there's an orange sign on there 'cause he comes and he cuts the grass. The grass is the minor, minor violation there. So, uh, we shouldn't..., we, we, the public who take care of our properties, we should not be subjected to those things so let's come down hard on those investors, they just sit around hoping their value's gonna increase and they make the City suffer because of it. So, let's come down...

And thank you, Ms. Hubbard, for making me aware of that. I had no clue. Never a...

[Inaudible comment]

MS. B. LARSON: ...fine, never anything and all of a sudden there's a lien? And the other gentleman said the same thing, two liens on his place. So, I thank you, Ms. Hubbard, for that and I will be asking for all the information. So, thank you and let's, let's take care of those investors and make them take care of their property so that we can move forward in this City.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Mr. Guyton and who's after that?

CITY CLERK ANTHONY: That's it.

CHAIRPERSON MILLER-ANDERSON: Okay.

MR. B. GUYTON: Thank you, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

MR. B. GUYTON: My name is Bruce Guyton and I am a lifelong resident of Riviera Beach. I've also been working in government for 20 yea'..., 25 years, 20 with the county, five with the municipality.

One of the things that really concerns me is that this would be a very, very bad precedent. We need to determine now, what are we gonna do with the people after we waive all of these liens, what are we gonna do with the people that come after them and look at this as a precedent and ask the City for the same thing? At some point, to me, it's not just a legal issue, I'll let the attorneys deal with this, it's a moral issue. The mechanism that establishes that quality of life are code enforcement. When we talk about other communities looking pristine and nice, you know what the mechanism is? Code Enforcement. When we take that mechanism away, we have nothing now to force them to not let their grass grow 10 feet high and let rodents run through the community. Our building codes fall under codes. That is the mechanism that we adhere to the safety for our residents.

We are not thinking about the long-term consequences. Clearly, a political move. I mean, some people have political debts to pay but it shouldn't be at the masses of the people. If there is a minority of people that have some concerns, we need to address those minorities separately to try to mitigate those concerns. This move here, is impacting the whole City and our image. That is not a good move. One of the things that we must consider is that a two-year moratorium is unheard of on, on Code Enforcement. I did some research, I tried to find best practices or something or somebody else that took this method to address these problems, could not be found because this is very, very, very, very unusual and it's not good governance. This is politics and all of the residents are gonna suffer and I would suggest that we go back and revisit, how can we address those who have those liens, I suggested an amnesty program.

[Beep]

MR. B. GUYTON: They bring the property up, to code, all the fines go away. Also suggested that we gather people to help people come up to the code.

So, I have a very serious concern that this is a bad precedent and it's gonna follow us for years to come. I think that we need to go back to the drawing board.

CHAIRPERSON MILLER-ANDERSON: Thank you. Alright.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

MAYOR MASTERS: I don't believe this is a political, politics, whatever you wanna call it, move on the [pause], on behalf of any person up here. If I recall Mr. Guyton's position, that he stated tonight, is consistent with his position when he was the elected official before Ms. Hubbard came on to the dais. His position has not changed and the people knew his position then. They chose not to reelect a few people who had that position and some other positions. So, we don't wanna go down that road.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Anyone else?

COUNCILPERSON DAVIS: Madam Chair?

COUNCILPERSON HUBBARD: Yes.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis and then Ms. Hubbard.

COUNCILPERSON DAVIS: Attorney Degraffenreidt?

CITY ATTORNEY DEGRAFFENREIDT: Yes.

COUNCILPERSON DAVIS: What's the attorney name that I met with down in Glen Torcivia's office that, she does.., she works in our majesty? And she specialize'...

CITY ATTORNEY DEGRAFFENREIDT: Her name is...

COUNCILPERSON DAVIS: She's certified...

CITY ATTORNEY DEGRAFFENREIDT: ...Christy Goddeau.

COUNCILPERSON DAVIS: Okay. Attorney Christy Goddeau, back when I was the Chair, we had.., when we was trying to get through the meetings, was supposed to come and do a presentation to make a recommendation to address all these issues legally. I'm.., you know, I still would like to see a presentation from Mr., Ms. Goddeau so she can make the recommendation on how we can get accomplished on what we originally are trying to do. I know she spent quite some time working on it. I sat down with her but I didn't wanna move forward until she was here to do the presentation. We've had this

Item on the Agenda this spring..., on two or maybe three occasions. I would like to ask the City Manager to make sure that you reach out to her and have her at, at the very next meeting. If, if she could do it on her schedule 'cause I know she works with, I think, the City of Lake Worth on their Code Enforcement and there's another city in particular.

CITY ATTORNEY DEGRAFFENREIDT: Belle Glade.

COUNCILPERSON DAVIS: Belle Glade. And she's doing a wonderful job with, with those code enforcing departments and she's supposed to help us with this matter to make sure that when we..., whatever decision we make as a Board, that we're [pause], top of Palm Beach County. But, um, at this time, I'm just gonna allow my colleagues to say what they gotta say but I definitely..., and still been waiting on to see a presentation from her.

CHAIRPERSON MILLER-ANDERSON: Okay. Ms. Hubbard.

COUNCILPERSON HUBBARD: The... One thing for sure is that the process is laid out and it's clearly presented and it's up to us, as a Council, to, to, to vote on it whether or not we are interested in helping our residents to save their homes. Homesteaded property is just that, there're residents here that, because they have these liens and fines on their home, they can't pull out any equity to make their repairs. Even with the so-called amnesty program that the former Councilman Bruce Guyton talked about, that doesn't allow a homesteaded property to pull the equity out and make those repairs. That's ludicrous. We have the..., we, we talked about a two-year moratorium because it takes quite a bit of time for people to go through the titles process and to get their funds together to make these changes. And, in the interim, what would happen, the code..., the new code compliance department would have a brochure of things that these homeowners can access from zero-scaping to painting to home repairs that they can avail themselves of.

The code, the Code Enforcement office does not establish the quality of life in the City of Riviera Beach for the residents of Riviera Beach, the residents of Riviera Beach establishes the quality of life and we put policies and procedures in place that's gonna assist them in improving the quality of life. When we talk about quality of life, we, we can talk about everything in the world except the economic piece of it and the economic piece of it is for these people to be able to retain ownership of their homes, pull the equity out of their homes and make the repairs that they seem and deem necessary, necessary to do so.

So, when we made the motion the last time, we, we talked about removing all fines and liens but yet, giving the people an opportunity and a chance to make these repairs, learn from our code compliant officers. Code compliant officers have lots of work left to do because, as someone stated, we have a lot of investor property that has gone by the wayside that we needed to contact those persons about. So, I'm asking for clarification, along with the City Attorney, that we might do something in favor of our residents, something that will help our residents by trying to stop..., we have 60% rental in the City of Riviera Beach. We need to s'..., put a stop to that so that people can stay in their homes, own their homes and we can have a stable community. And I think by doing this,

this will help our residents of Rivera Beach and I'm asking that our [pause], that our, that, that my colleagues will join me in doing that and let's put this in place once and for all. Two.., for two years, it's not gonna hurt anything, it's going'.., it could only help the residents of Riviera Beach.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: Mr. Degraffenreidt?

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

CHAIR PRO TEM DAVIS JOHNSON: During our discussion of this matter previously...

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

CHAIR PRO TEM DAVIS JOHNSON: ...there was some discussion with regards to our ability to remove fines versus liens and there was some legal ramification or some discussion about what was in our purview to be able to do legally.

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

CHAIR PRO TEM DAVIS JOHNSON: Can you please restate that?

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am. The problem that we had is our procedure does not follow the procedure that most municipalities have which is a.., most municipalities have a one-step procedure. You have a hearing and a final order that defines what must be done and then there's a recording of that, and that final order becomes a lien. Our practice, in the past, had been there is a finding of fact and a time period in which to comply. Then, it comes back to our special master for a lien hearing and lien imposition orders. The problem with that is both of those orders, in the process, are called final orders. That's what's indicated in the order. By statute, the order, once rec'.., recorded becomes a lien. So, it's very confusing in that, basically, we got a two-step lien process that should not be. What Christy was looking into and which I supported was that we need to revamp the system so we have only one hearing with the special master and if there's non-compliance, it immediately goes to recording and that becomes the lien and we do not come back to the special master for a second hearing on the same thing.

CHAIR PRO TEM DAVIS JOHNSON: But that process would deal only with what comes after this. Because, what, what my colleague is proposing was on homesteaded properties only and if you all will recall, Staff, I asked to see the number of homesteaded properties and the dollar value that was attached to the total liens that were associated with those homesteaded properties. That information has yet to come back, we just kind of, um, we just been on.., in a holding pattern as it relates to the motion as it was put out in September. So, what you're proposing is for us to be able to have that attorney come in and talk to us, moving forward, on our process. But, what do we do in the, in the

interim? I, I fully understood the, the motion as it was stated but again, when we talked about it in that capacity and in that format, you mentioned that we couldn't, or we shouldn't, be releasing liens and fines.

COUNCILPERSON DAVIS: [Inaudible].

CITY ATTORNEY DEGRAFFENREIDT: You could. You're, you're legally entitled to but, what we were discussing, please recall, in the 21st, was after we decided to release the, the liens on the homestead properties..., because of the confusion in our convoluted way of doing it, we had to take certain fine orders, convert them to liens to release them, which is part of the confusion. In addition to that, we were looking at addressing moratorium, amnesty issues and the like and what we decided to do, which we never got around to, was having a workshop to comprehensively address all those issues, not only for the residential homestead properties but all of the properties so we could have a cohesive infrastructure for going forward in the future. There are a lot of policy decisions that need to be made and you cannot intelligently make them without the appropriate input from the Code Enforcement Division...

COUNCILPERSON PARDO: Amen.

CITY ATTORNEY DEGRAFFENREIDT: ...that does the work. So there definitely has to be a marriage between what you want and the process in place to tweak it to give you the results you're looking for, long term. And that's why we were considering having that workshop, we just never had it yet.

COUNCILPERSON PARDO: Mhmm. And, Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Are you finished...

CHAIR PRO TEM DAVIS JOHNSON: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: Who was next, who was talking? I don't even...

CHAIR PRO TEM DAVIS JOHNSON: I was talking.

CHAIRPERSON MILLER-ANDERSON: Okay. [Chuckle]. Go ahead.

COUNCILPERSON PARDO: Right. And we have no guarantee... If, if we forgive these liens, we have no guarantee that the, that the homesteader, who's gonna rip money out of their, uh, rip equity out of their home, we have no guarantee that they're gonna fix up their property. Right? And we have no [stammer], and there's nothing in place on what happens two years from now. Once the moratorium is gone, we take away their liens and their property still looks the same. So, so, for those two years, the other homeowners, that live around them who have been up to code, who are taking care of their properties, they're being penalized. Because they're taking care of their property and their neighbor isn't and that's bringing down their property values. We have people come into the Chambers all the time stating that their property values are very low and I believe, if we put this in place, if we don't have Code Enforcement on homesteaded properties for two years, the property values in the City will continue to decline.

So, you know, if you guys wanna move forward with this, there needs to be proper rules in place. You just can't say, 'Alright, we're gonna forgive your lien,' and then that's it and then two years from now, here we are again and the st'..., the, you know, the properties still look the same. So, you know, I was against it when it came up six, seven months ago and I can't support something like that. You know? We all have code enforcement for a reason, every city has code enforcement for a reason. And what we're doing is penalizing the people that take care of their properties.

CHAIRPERSON MILLER-ANDERSON: Anyone else? Mayor? Ms. Hubbard and then M'..., then the Mayor.

MAYOR MASTERS: Okay.

COUNCILPERSON HUBBARD: Okay. On [stammer], on September the 21st, as it is in our backup, we did..., we made a motion and it passed to remove the liens and fines from the homesteaded property. That part is in process now. The part that we needed to clarify today, was whether or not we were gonna put the moratorium in place for two years and, once the moratorium ends, the fines would not exceed 3% of the ownership of the, of the value of the homeowner's property. Now, we don't have to be in control and over everybody on the west side. The persons may very well be..., they might take the pr'..., take the equity out of their home and they might not do the repairs that they need to do but what will happen to them is that, at the end of that term, the code enforcement officer will levy fines against them and they will have no recourse as to have them taken..., have them taken off because the moratorium will have passed. But, to always think that people who are looking to relieve themselves of bad policies and procedures are always gonna do the wrong thing, and the bad thing is equally as bad as us sitting up here saying that the procurement policies and procedures in place in the City of Riviera Beach are equitable.

So, I think that I have equally as much faith in the people who will get their homes repaired and they will try to do the best..., I think everybody try to do the best they can with their property but to not give them that opportunity by giving them a two-year moratorium... Right now, the liens are being taken off and to turn around and put them..., and not to give the people a fair chance to get the repairs done, I don't think that, you know, that that's done in, in good faith.

CHAIRPERSON MILLER-ANDERSON: Mayor.

MAYOR MASTERS: Yes. Thank you, Madam Chair. I understand all views here and all opi'..., and I respect the various opinions that I've heard tonight on this issue. I'm reminded of a statement of Dr. Martin Luther King, Jr., made several times during the civil rights era, he talked about that there are just laws and that there are unjust laws. And I believe, for me, that this whole, the birth of this whole issue came about because many felt, and rightfully so, that some of the, the, the fines were unjust, out of control and the liens were not just, it was not, as you said, even, across the board, that there were problems with it. And it kinda co'..., kept getting complicated, more and more. People were getting fines and liens that were just way out of hand and many felt that they were not just and that was the, the problem.

As far as the two years, the two-year moratorium, it could be up to two years, we could put one word to say up to two years, number one. Number two, I'm wondering if we could not explore the possibility of some grants here. The CRA got money to help fix up businesses, in the CRA District. Why we cannot do the same to help people, it shouldn't have to take two years. If we get the help and get a grant to beaut'..., there's all kind of grants out there, I would imagine, to beautify, you know, the City and do what we can do. At one point, I remember we helped get people' roofs done and all kinds of things we have done in the past and I'm willing, for one, to give a lot of the monies that I have, from community benefits, towards helping people to bring their property up to standard 'cause it must be brought up, and I un'..., I understand that. But I do understand that we have a problem and it needs to be fixed.

I campaigned on this issue, campaigned and talked about the unjust liens, et. cetera. I won. The other person campaigned on how she saw it and lost. So, I have a promise to the people of Riviera Beach, Riviera Beach that voted for me to fulfill and there has to be a resolution to it and I feel that if we can explore grants, if..., and I'm willing to, to use my money that will be allocated in community benefits, and whatever else, to help people, particularly our seniors, that may find themselves in a situation as Councilwoman Hubbard talked about. I have to tell Mr. Degraffenreidt, sometimes you talk over my head. I, I have problems understanding some things, Mr. Attorney. Now, I just need you to talk to me as..., I think Mr. Guyton used to say it, like I'm on third grade level where I can understand.

CHAIRPERSON MILLER-ANDERSON: [Inaudible].

MAYOR MASTERS: What do we ha'..., do we..., Ms., Ms. Hubbard..., Councilwoman Hubbard said that we have a, a law right now that is taking liens off of the homestead property. Is that, do we have that on the books right now? Is that what we passed? What did we pass 'cause I don't understand all that other language? That was a little confusing. Did we pass that?

CITY ATTORNEY DEGRAFFENREIDT: There was a motion that resulted in a directive to Staff to remove the liens that existed at the time from all of the homestead properties within the corporate limits of the City of Riviera Beach. That was what we were directed...

MAYOR MASTERS: And I remember that passed and I remember the three people that voted for it.

CITY ATTORNEY DEGRAFFENREIDT: Yes, sir.

MAYOR MASTERS: Councilwoman Hubbard, Councilwoman KaShamba Miller and Councilman Terence Davis, on that point.

CITY ATTORNEY DEGRAFFENREIDT: Yes, sir.

COUNCILPERSON DAVIS: But, did that, whatever was passed, did it not also speak to fines?

CITY ATTORNEY DEGRAFFENREIDT: No, it did not.

COUNCILPERSON DAVIS: No. We can't do that [inaudible].

MAYOR MASTERS: Okay. But is there something that the fines..., I think Mr. Danny Jones mentioned one time that the fines can, we can convert the fines to liens. Is that true?

CITY ATTORNEY DEGRAFFENREIDT: Yes.

MAYOR MASTERS: And that would..., then, that would cover that, wouldn't it?

CITY ATTORNEY DEGRAFFENREIDT: That would but see, that was part of the, the convoluted concept that...

MAYOR MASTERS: Now, remember, talk to me, I'm on third grade level.

CITY ATTORNEY DEGRAFFENREIDT: That was part of what we did that was inconsistent. The theory was, if it is a fine, we can take it back to the magistrate to have it adjusted and eliminated. That made sense in theory but, in effect, when you record the judgment, it becomes a lien 'cause that's what the statute says. Our procedures are non-compliant with the provisions of the statute, which is contained, I believe, in 162 in Florida statutes, the Code Enforcement proceedings. There are a lot of things that we did that created problems for the real property owners and the title companies. That's why, as an interim matter at the end of the year, we had to adopt that procedure that we would waive our liens on properties outside of the City, universally, if they paid the administrative fee 'cause a zillion properties simply couldn't close because the statute says the lien that attaches here, attaches to all of the property owned by the violator, located in Palm Beach County.

MAYOR MASTERS: Okay.

CITY ATTORNEY DEGRAFFENREIDT: That's why we were looking at having an airing of all these intertwining issues that impact that to come together with a clear direction, of what you wanted and a clear direction of what Staff was to do.

MAYOR MASTERS: So, let me ask you this. [Pause]. What does it take to convert the fines into liens? Period. You said we can do it so, without getting...

CITY ATTORNEY DEGRAFFENREIDT: Under the process that existed, it would have to go back to the special master and the special master then imposes an order called final order imposing fines and liens.

MAYOR MASTERS: Could we not direct the special master to do that, right? We, we have that power?

CITY ATTORNEY DEGRAFFENREIDT: You could direct the Code Enforcement to take all those liens back to the special master and have that entered. Yes.

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

COUNCILPERSON HUBBARD: Madam...

COUNCILPERSON DAVIS: Madam...

COUNCILPERSON HUBBARD: ...Chair?

CHAIRPERSON MILLER-ANDERSON: Yes. And then Mr. Davis.

COUNCILPERSON HUBBARD: Mr. Degraffenreidt?

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

COUNCILPERSON HUBBARD: Some of the final orders that we do have...

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

COUNCILPERSON HUBBARD: ...have already been entered into the records, at the Clerk's office, locally and at the county's office.

CITY ATTORNEY DEGRAFFENREIDT: As liens...

COUNCILPERSON HUBBARD: So, we...

CITY ATTORNEY DEGRAFFENREIDT: ...yes.

COUNCILPERSON HUBBARD: And so, we were able to deal with those and disburse...

CITY ATTORNEY DEGRAFFENREIDT: Yes, we released those. Yes, ma'am.

COUNCILPERSON HUBBARD: And we have released those?

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

COUNCILPERSON HUBBARD: So, some of the..., so... And, and I'm asking you this for the sake of making it not seem or be so convoluted because we know very well that some of the, some of them..., the fi'..., the only thing that the City could remove was the liens so we had to turn the fines into the liens.

CITY ATTORNEY DEGRAFFENREIDT: Yes, ma'am.

COUNCILPERSON HUBBARD: We were cle'..., we were clear on that. But everything that we had that was..., that were the final judgments, those are the ones that we are dealing with. Our motion even stated the fines and liens for the City of Riviera Beach be removed from the homestead property. That's where we got our 3-2 vote on that problem..., on that piece. That's the piece that we are working on and that's the piece that we're clear on?

CITY ATTORNEY DEGRAFFENREIDT: Yes.

COUNCILPERSON HUBBARD: So now, we don't have a problem, we don't have a problem with removing the homesteaded fines/liens that we have the final order, or the final exemptions on? The final orders on? The homesteaded exempted properties.

CITY ATTORNEY DEGRAFFENREIDT: Mm.

COUNCILPERSON HUBBARD: So, we're clear on, we're clear on that part. The only thing that we needed to go back to, to discuss today, that was convoluted based on, I guess what some could interpret in these minutes, is the, is whether or not we were gonna do a moratorium and a 3% cap on the fines and liens once we, once we start over again. So, we're real clear on the removal. And I don't..., because I don't wanna confuse Staff, you or Staff, about what we're already doing, what we already have in place, what we're already removing off of the resident's property because some people are receiving that relief now. But what they, what they don't..., before they can close on an equity line of credit, and you got somebody out there in the street running up the fines again, is making absolutely no sense. So, why we're here today is to say, 'Hey, hold off on that while the people get this equity line of credit and make their repairs to their homes. And when we finish the two years, that moratorium will be over but, on that..., the first day of that third year, we'll start over again and there won't..., there won't be any relief from that.

So, I don't want the Staff, the dais, the legal office to, to, to make it any more convoluted than it is. We got one piece of it cleared up that we're working on and that's the fines and the liens of the homesteaded property that we found all the final judgments for. Everything after that, is what we need to talk about, the moratorium and the 3% cap.

CHAIRPERSON MILLER-ANDERSON: Alright. Anyone else?

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Okay. Mr. Manager, I'd like you to send me...

[Inaudible comment]

COUNCILPERSON PARDO: ...the flyer or whatever information that has been sent to the homesteaded property owners that have liens on their properties.

CITY ATTORNEY DEGRAFFENREIDT: [Inaudible comments].

COUNCILPERSON PARDO: Alright. So, I'd like to know. I'm sure, you know, friends found out about this but I would like to...

MAYOR MASTERS: Friends?

COUNCILPERSON PARDO: ...know how you went about telling...

MAYOR MASTERS: What friends?

COUNCILPERSON PARDO: ...all of the homesteaded residents that have the liens that they can now, you know, come and get everything removed.

UNK: They don't have to come.

CITY MANAGER EVANS: I have to locate that document. I'm..., [clears throat] excuse me. I'm not aware of such a document but I can locate...

COUNCILPERSON PARDO: Okay. So, how are we notifying the residents?

CITY MANAGER EVANS: I would have to defer to those in the Code Enforcement Department with regards to how we are notifying the residents. I don't know if Mr..., Chief Williams or...

[Inaudible comment]

CITY MANAGER EVANS: ...Mr. Bailey would like to...

COUNCILPERSON DAVIS: Yeah.

CITY MANAGER EVANS: ...to handle that.

COUNCILPERSON PARDO: Because not everyone's...

COUNCILPERSON DAVIS: Ma'...

COUNCILPERSON PARDO: ...being...

COUNCILPERSON DAVIS: Madam Chair?

COUNCILPERSON PARDO: ...notified.

CHAIRPERSON MILLER-ANDERSON: Hold on. Are they coming? Chief?

COUNCILPERSON DAVIS: I think my statement's gonna address that.

CHAIRPERSON MILLER-ANDERSON: Huh? Go ahead.

COUNCILPERSON DAVIS: [Stammer]...

CHAIRPERSON MILLER-ANDERSON: Mr. Davis will speak on [inaudible]...

COUNCILPERSON DAVIS: I, I think my statement may help in the direction where we're trynna go. On the presentation that the attorney was supposed to come and do, it, it would have been premature to notify them that until we address the moratorium issue.

COUNCILPERSON PARDO: [Inaudible comment].

COUNCILPERSON DAVIS: But the attor'..., the attorney is gonna come to make the recommendation to this Board to give us a [inaudible] of a policy on what type of moratorium, if any, that we will put in place, what impact it would do, what cost it would have and how you're gonna notify the residents. Until we do that, Chief Williams and his Staff will be waiting for us to give direction based on the attorney that's gonna give us that presentation.

So, that's where we are with that mechanism and that's why I've been tryin' so hard to get through all those meeting because we wanna make sure what we did back in the fall, that we had something in place that allow' us to give us a legal perspective, from a specialist that's working on this all across the county, to put us in position to put our residents in a good safe haven, so to speak, and allow our Staff to have some sense of

direction on how we're gonna disseminate information 'cause Lake Worth and Belle Glade did it, right? So, no sense in recreating the wheel. You know, unless somebody up here had a conversation with those folks, which I know I haven't, you know, let's hear from the attorney. Please, let's get her, the young professional, here as soon as possible to give us a presentation on what was done there and give us the recommendation because she's already started doing some work already. We just.., it's a matter of getting it back on the Agenda and us following through so we can deliver on what we're discussing today but, until that happens, you know, you know, it's just a discussion.

COUNCILPERSON PARDO: Alright.

CHAIRPERSON MILLER-ANDERSON: Why wasn't it...

COUNCILPERSON PARDO: So, I would like to know, sir...

CHAIRPERSON MILLER-ANDERSON: ...why didn't we ever make it... I know it was on the Agenda a few times.

COUNCILPERSON DAVIS: Few times.

CHAIRPERSON MILLER-ANDERSON: Was it because of her timing or was she not able to come or why, why was it...

COUNCILPERSON DAVIS: We, we...

CHAIRPERSON MILLER-ANDERSON: ...[inaudible] ever...

COUNCILPERSON DAVIS: We were never able to get through all our mee'..., our meetings. That's been the issue.

[Inaudible dais comment]

CHAIRPERSON MILLER-ANDERSON: So, all of our...

COUNCILPERSON DAVIS: 'Cause I've always put it under discussions or [stammer]. One time, we had it under presentation but something happened where she couldn't.., in fact, she was in Lake Worth and she couldn't get over.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: But the second two times, we put it under discussions and deliberations so, give her time to get over here. But...

CHAIRPERSON MILLER-ANDERSON: I think we had it on a...

COUNCILPERSON DAVIS: ...we never made it through...

CHAIRPERSON MILLER-ANDERSON: ...special meeting one time too, if I'm not mistaken.

COUNCILPERSON DAVIS: We never made it...

CHAIRPERSON MILLER-ANDERSON: Through.

COUNCILPERSON DAVIS: ...through those meetings so she can give us a presentation. 'Cause we talked about the workshop which Attorney Degraffenreidt stated and we wanna put all these things in place so that when we make this decision, whatever we decide to do, Code Enforcement, police, our Attorney, all of us on one accord on how we're gonna move forward but until we do that, we wanna..., we don't wanna put no one behind. We gotta move to'..., move together on the next step that we do. Staff has went down and recorded those liens, all wiped out but..., and all this stuff was happening in a timely manner. This stuff shoulda been taking place. We gotta prioritize... And, even if we gotta just do one meeting on the workshop on Code Enforcement and hearing that presentation and working with Staff, we need to do that right away so that we can go ahead and do what all, we all are settin' out to do, is give out some good policy, based on some good recommendations and great research.

COUNCILPERSON PARDO: Okay. So...

CHAIRPERSON MILLER-ANDERSON: [Stammer]...

COUNCILPERSON PARDO: ...going back to my question?

CHAIRPERSON MILLER-ANDERSON: Mhmm. Well, let...

MAYOR MASTERS: Waitin' to hear from the Chief.

CHAIRPERSON MILLER-ANDERSON: Hold on one minute.

COUNCILPERSON DAVIS: [Inaudible]...

CHAIRPERSON MILLER-ANDERSON: The Chief...

COUNCILPERSON DAVIS: ...presentation.

CHAIRPERSON MILLER-ANDERSON: ...do you have anything...

[Inaudible dais comment]

CHAIRPERSON MILLER-ANDERSON: ...to add to the question that was presented?

[Inaudible dais comment]

CHAIRPERSON MILLER-ANDERSON: Listen, listen. Go ahead, Chief.

COUNCILPERSON PARDO: Good evening, Chief.

POLICE CHIEF WILLIAMS: Good evening, Council. Ms. Pardo, your question was how were the homesteaded property owners notified. The process was to identify the homesteaded properties that had fines and/or fines that had been converted to liens.

COUNCILPERSON PARDO: Right.

POLICE CHIEF WILLIAMS: That was a very short list. It wasn't a great number of properties that were effected that way. Consistent with Staff's understanding of Council's wish to address the homesteaded properties, the efforts were made to notify those individuals., and I can't remember the number but it wasn't an extensive number., notify those individuals by mail of the options that were available to them and that we would be taking action to remove those liens from their properties. Some individuals have., that has been done and others are still in the pipeline.

COUNCILPERSON PARDO: Okay, fine. So, the list is there. So, you know, can you talk to Code Enforcement, maybe get us the list by the end of the meeting? I'm sure someone has it on their iPad.

CITY MANAGER EVANS: We can certainly get a list and do you want a copy of the letter, as well? There's...

COUNCILPERSON PARDO: I'd like to see a copy of the letter because I'm sure it's a form letter.

COUNCILPERSON DAVIS: [Inaudible].

COUNCILPERSON PARDO: Right? And...

CITY MANAGER EVANS: Okay.

COUNCILPERSON PARDO: Yeah. So, a copy of the letter and the list of all of the residents that have been notified and who are in the pipeline of being notified.

MAYOR MASTERS: Madam Chair, I...

CHAIRPERSON MILLER-ANDERSON: Go ahead.

MAYOR MASTERS: ...have a question for the Chief. Someone mentioned earlier something about friends. There wasn't, based on what you're saying, there wasn't anything about friends finding out versus non-friends? It just had to do with people who had liens, right? There, there wasn't anything about any special privileges or friendship or anything like that? That had nothing to do with that, right?

POLICE CHIEF WILLIAMS: Not that I'm aware of. The process was to identify those properties...

MAYOR MASTERS: Okay.

POLICE CHIEF WILLIAMS: ...that were homesteaded properties that had fines and/or liens, uh, and then start the process consistent with the direction as we understood it from Council, to remove those and...

MAYOR MASTERS: Okay. I just wanted to make sure that, uh, I know I heard something about friends. That was not...

COUNCILPERSON PARDO: Right, I said it.

MAYOR MASTERS: ...a part of, part of the equation.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Alright. Thank you, Chief. I do just want to add, in regards to this Item, the.., what I would like to see, as Mr. Davis stated, for us to have that person come and do the presentation. For the sake of the motion that's put out here for tonight is to simply have him kinda work along with the attorney and then bring it back for another meeting. So, maybe we can just have, if it's possible, have the attorney do the presentation on that night, prior to the Item being brought to us or do we need to maybe wait one more meeting after.., do 'em on separate nights for those two meetings?

CITY ATTORNEY DEGRAFFENREIDT: We'll do whatever you direct us to do.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY ATTORNEY DEGRAFFENREIDT: I just wanted to call to your attention that the last Ordinance I sent to you relating to code Enforcement...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY ATTORNEY DEGRAFFENREIDT: The highlighted areas of that Ordinance are the policy decisions that need to be made. I just made 'em to.., so, to show you as a framework...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY ATTORNEY DEGRAFFENREIDT: ...what it would look like. But the issue of percentages of fines, amounts of fines, length of moratorium...

CHAIRPERSON MILLER-ANDERSON: Right.

CITY ATTORNEY DEGRAFFENREIDT: ...amnesty program, those are the questions that you need to decide to give us the direction we're looking for.

CHAIRPERSON MILLER-ANDERSON: And, I know the Mayor mentioned earlier regrading possibly giving some of his community benefits. I know that we talked about.., well, not we, I spoke with the Manager regarding trying to come up with a program. I know we've had the amnesty program but maybe partnering, and I could use some of my community benefits to give to non-profits that would be willing to assist the senior citizens or, or any veterans or disabled to, you know, help bring their, their code.., their compliance up. And, maybe that's something we can look at. I know if we're talking about, on another hand with the CRA, bringing some of those apartments over here, maybe that will be one of the things that we can utilize to help our residents with coming into compliance.

COUNCILPERSON DAVIS: Madam Chair, while you're on that point?

CHAIRPERSON MILLER-ANDERSON: Yes. Go ahead.

COUNCILPERSON DAVIS: Mr. Evans is supposed to bringing something back before the CRA Board. I know he been working on it some time.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: By listening to this issue, where the CDC can assist with that list, with those senior citizens...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: ...and doing some grant programs, just like what the Mayor brought up to assist with that funding that we already put in place from last year but we have spent that money yet.

CHAIRPERSON MILLER-ANDERSON: Right. Right.

COUNCILPERSON DAVIS: So, the money's there to, to do that.

CITY ATTORNEY DEGRAFFENREIDT: You also directed Staff to come up with some ideas with respect to zero landscape designs in order to manage the, the need for water...

COUNCILPERSON DAVIS: [Inaudible].

CITY ATTORNEY DEGRAFFENREIDT: ...because...

CHAIRPERSON MILLER-ANDERSON: [Inaudible].

CITY ATTORNEY DEGRAFFENREIDT: ...that was one of the issues that we would discuss. So, there were a lot of things that we were supposed to do in order of, of..., to alleviate the stress on the homestead people. We just have not completed the loop.

CHAIRPERSON MILLER-ANDERSON: Well, I...

CITY ATTORNEY DEGRAFFENREIDT: I mean, there...

COUNCILPERSON PARDO: Madam Chair?

CITY ATTORNEY DEGRAFFENREIDT: ...was some good ideas expressed at that meeting that, that...

COUNCILPERSON PARDO: Right.

CITY ATTORNEY DEGRAFFENREIDT: ...just not been completed.

CHAIRPERSON MILLER-ANDERSON: Right. So, I wanna see for the, the very next meeting for us to have these Items on here but I, you know, I'm in full support of moving forward with her motion, you know, obviously, pending with..., pending of the discussion with the attorney and all of the other Items that we're talking about right now.

Ms. Pardo.

COUNCILPERSON PARDO: Okay. Mr. Degraffenreidt, thank you for mentioning the zeroscape. So, I was gonna mention it at the end of the meeting.

CHAIRPERSON MILLER-ANDERSON: Well, do you wanna...

COUNCILPERSON PARDO: I am having a seminar...

CHAIRPERSON MILLER-ANDERSON: ...do that at the end of the... Are you doing a pub'..., are you doing a public announcement?

COUNCILPERSON PARDO: I am. Well, I did a..., I recorded a PSA and it's supposed to start running after the meeting.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: So, right. So, I have decided to use commen'..., community benefits to start assisting people in the community with zeroscaping their lawn. We have a..., and I'm..., I'll mention it again at the end of the meeting but I'm gonna have a seminar on July 20th, over at the Event Center, from 5:00 until 8:00 p.m. and I have speakers from South Florida Water Management, from Palm Beach County Environmental Resources, a master gardener and we're going to show residents how you can have a beautiful landscape without watering.

CHAIRPERSON MILLER-ANDERSON: Wonderful.

MAYOR MASTERS: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: Sounds good. And, Ms. Hubbard and then we're ready for the call of the vote if no one else has any comments.

[Inaudible dais comments]

COUNCILPERSON HUBBARD: All..., you know..., this is wonderful and I'm so glad that so many people are willing to he'..., reach a hand out and help the residents come into compliance but what I'm interested in, is helping the people save their homes and keep their homes by having access to the equity and to pull out the equity, if they need it, for some of the major concerns. Zeroscaping and..., is, is wonderful and we have some groups that are, are going to help do some of the home repairs but I want us to keep in mind that we have given relief to some people, we are continuing on that, on, on that list and the second part is where..., is where we are today.

CHAIRPERSON MILLER-ANDERSON: Alright. So, being that this was a discussion and deliberation, we did have a motion and a second, which she put her second for discussion only. So, are you wi'..., removing your second or is it...

CHAIR PRO TEM DAVIS JOHNSON: I'm removing my...

CHAIRPERSON MILLER-ANDERSON: ...gonna stand?

CHAIR PRO TEM DAVIS JOHNSON: ...second in support of the attorney coming to discuss, as you mentioned, and bringing it all back in one meeting. Is that not what I heard you suggest?

CHAIRPERSON MILLER-ANDERSON: Well, that..., I said that I was okay with going forward with the vote and if we wanted to bring it back, then we could but, I mean, that...,

I was ready to vote with it coming back [pause] when we had the presentation. So, you're removing... There's no second?

CHAIR PRO TEM DAVIS JOHNSON: No. There's no second.

CHAIRPERSON MILLER-ANDERSON: Okay. Alright. Do we have another second? [Pause].

COUNCILPERSON DAVIS: I'll wait for the presentation.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: So, that motion dies for a lack of, lack of a second.

CHAIRPERSON MILLER-ANDERSON: Okay. So, it's on the meeting... We're gonna put it on the Agenda for...

CITY MANAGER EVANS: Madam Chair, if I may? We have a meeting scheduled with the Town of Mangonia Park on the 26th of July...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY MANAGER EVANS: ...and that is the only Item that's on the Agenda. So, we can actually go into a workshop following that meeting because this conversation is probably gonna be, at minimum, I think two hours. And so, I think that prob'...

CHAIRPERSON MILLER-ANDERSON: Oh, that's a special meeting we're having?

CITY MANAGER EVANS: Yes. Yes. That's...

CHAIRPERSON MILLER-ANDERSON: Oh, okay. On the 26th?

CITY MANAGER EVANS: Yes, on the 26th.

CHAIRPERSON MILLER-ANDERSON: Okay. So, we'll have a special meeting which will be for Mangonia Park and then we'll add the.., see about getting the attorney to come and do a presentation and then we can have that...

CITY MANAGER EVANS: Right.

CHAIRPERSON MILLER-ANDERSON: ...workshop.

CITY MANAGER EVANS: Right.

CHAIRPERSON MILLER-ANDERSON: Okay. Alright.

13. ITEM NO. 13

CHAIRPERSON MILLER-ANDERSON: Item No. 13.

CITY CLERK ANTHONY: DISCUSSION TO REACTIVATE OR DEACTIVATE DORMANT CITY ADVISORY BOARDS

CITY CLERK ANTHONY: Madam Chair, do you want to continue with this...

CHAIRPERSON MILLER-ANDERSON: Yeah. I'll go...

CITY CLERK ANTHONY: ...Item or go...

CHAIRPERSON MILLER-ANDERSON: ...ahead with...

CITY CLERK ANTHONY: ...to public comment?

CHAIRPERSON MILLER-ANDERSON: ...public comment. Yeah.

CITY CLERK ANTHONY: Okay.

CHAIRPERSON MILLER-ANDERSON: Yeah, public comment. So, at this time, public comment is closed.

UNK. AUDIENCE: [Inaudible].

CITY CLERK ANTHONY: No more public...

CHAIRPERSON MILLER-ANDERSON: Hold on, hold on.

CITY CLERK ANTHONY: ...comment cards.

CHAIRPERSON MILLER-ANDERSON: What...

COUNCILPERSON DAVIS: I think he had

UNK. AUDIENCE: [Inaudible].

COUNCILPERSON DAVIS: ...card in for that Item.

CHAIRPERSON MILLER-ANDERSON: He had a card in for what Item?

UNK. AUDIENCE: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: Which one? For which one?

UNK. AUDIENCE: Public comments.

CHAIRPERSON MILLER-ANDERSON: Public comments or...

UNK. AUDIENCE: Public comments and No. 14.

CITY CLERK ANTHONY: We haven't started public...

CHAIRPERSON MILLER-ANDERSON: We're not at 14 yet.

CITY CLERK ANTHONY: ...comments yet. [Inaudible]

UNK. AUDIENCE: Oh, I thought I heard you say that. It's 8:00 o'clock, I'm sorry.

CHAIRPERSON MILLER-ANDERSON: No. We're just starting our 7:30 public comments.

UNK. AUDIENCE: Okay. Alright.

[Inaudible dais comment]

UNK. AUDIENCE: Cool. [Inaudible].

CHAIRPERSON MILLER-ANDERSON: We will not leave you out. You'll be next.

[Chuckles]

MAYOR MASTERS: Stand on, stay on deck.

CHAIRPERSON MILLER-ANDERSON: At some point. Hold on.

[Chuckles]

CITY CLERK ANTHONY: At this...

CHAIRPERSON MILLER-ANDERSON: Alright. So, we're doing our 7:30 public comments. [Chuckle].

CITY CLERK ANTHONY: At this time, Madam Chair, we're not accepting any more public comment cards. First, John Miller, then Mr. Lloyd Brown and then Ms. Bonnie Larson.

CHAIRPERSON MILLER-ANDERSON: Alright.

MR. J. MILLER: John Miller, 1290 Manor Drive.

I'm gonna ask you for your attention about..., we need more police.

MAYOR MASTERS: Absolutely.

MR. J. MILLER: We really do.

MAYOR MASTERS: Absolutely.

MR. J. MILLER: You know? We need it through the City. And, uh, this is no reflection on the Chief. Any police officer, and any municipality... My son is in law enforcement in New Jersey, my wife's father was a 25-year New Jersey State Trooper. Total respect for every one of 'em. We know we need more.

MAYOR MASTERS: That's right.

MR. J. MILLER: I'm from Singer Island, vital part of the City, it really is, as we all know. You know how much revenue comes out of there and you know how much revenue's gonna come out of there with these additional high rises, that we're going to live with over there 'cause we're gonna be impacted. I'm just asking, we don't need much over there. I'm not asking for, uh, I'm not asking for a rec center, I'm not asking for anything. And I,

and I know that I'm speaking for a lot of people. There's a lot of people that live at the condos...

MAYOR MASTERS: [Inaudible].

MR. J. MILLER: They don't care, because I went to them and I asked them because most of them, 95..., 90% of 'em have their own security. They don't have the problems. But, we do have problems. Now, my own development, Yacht Harbor Manor, where I'm ha'..., right now I'm the vice president of the association over there. We've had three incidents in the past three weeks, two cars stolen...

UNK: Hmm.

MR. J. MILLER: ...and one car they w'..., someone went into. Now, I'm gonna say this, the people left their keys in their car. Alright? The same thing with the car that they went into, the car was open. But here's the thing, we've had so many incidents over there, no deaths, thank God. God bless that, thank God for that. Nothing like that. But what I'm saying to you is, is that, there's a tremendous amount of money and we need those services, we just need it. And here's the thing, don't kill the goo'..., golden goose over there. Understand that we wanna work together. Everybody sitting up here knows that I backed, and I asked for your support, I ask you to please do this, what you can. I'm not asking you to pull money out of the sky.

MAYOR MASTERS: [Chuckle].

MR. J. MILLER: As this money comes in, I know that you's have all the different items that you need to do here, and I understand that, I'm for that. I work with Phillip Dukes, he knows that I care about what's on this side of the City but I also live over there and, what I'm saying to you is, is that we need police presence.

MAYOR MASTERS: Right.

MR. J. MILLER: I know we have a new major over there, I haven't spoken to him yet. Rozier did a great job when he was over there. Haven't [stammer] spoken to Major Lewis. But, you know, don't kill the golden goose, don't get people so upset they're thinking you're not doing nothing for over there. I don't think that and, if anything, I'm trying to be a bridge to bring us together.

MAYOR MASTERS: Right.

MR. J. MILLER: So, I'm asking you to understand, as this money comes in...

[Beep]

MR. J. MILLER: ...some of it's gotta stay and give..., help us over there and hire more police for over here, 'cause you certainly need it also.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

MAYOR MASTERS: Thank you.

CHAIRPERSON MILLER-ANDERSON: Next.

CITY CLERK ANTHONY: Lloyd Brown, then Bonnie Larson and then Felicia Wilder.

MAYOR MASTERS: Madam Chair, Mr. Miller...

CHAIRPERSON MILLER-ANDERSON: Go ahead.

MAYOR MASTERS: ...that's my same.., that's my issue too. I agree with you 100%, we need more boots on the ground.

MR. L. BROWN: Hello. My name is Lloyd Brown and I would like to say..., first thing I wanna say is we have a pretty good City Manager here now. You know, he's like the quarterback now, you know, so, let's build a great team around him. You know, make some changes, change some positions, move some people, you know, from their positions and replace 'em because, you know, for this City to move forward, we truly need a strong line. And Mr. City Manager, I may have forgotten your name, you know, I always do. Somebody told me before I came up here [inaudible]...

MAYOR MASTERS: Mr. Evans.

UNK. AUDIENCE: Jonathan Evans.

MR. L. BROWN: Well, [stammer], it ain't no big deal. I, I've forgot it so...

MAYOR MASTERS: [Chuckle].

MR. L. BROWN: I mean, but you know what, what I look at, it's not your name it's, you know...

MAYOR MASTERS: [Inaudible].

MR. L. BROWN: ...each time you improve the citizen's lives over here, that's what I'm gonna remember. I'll never forget that. But, you know, then, on another note, I heard him talking about we need, you know, they need police officers over there. Well, you know, when you got most of 'em over here pulling guys for a simple traffic stop, I mean, you got five cops for a, a tag light. You got four more sittin' on the side talking cop talk and if you come up, they're gonna say, 'Yo, you're involved in an investigation. Leave.' You know, I mean, the individuals that get pulled, seems like, they should have a rate, you know, like, a, a thing you could choose, like, say well, you know how you have multiple choice? Say well, you rather be pulled by a Riviera Beach police officer or you'd rather be chased by a great white shark or, or you'd...

[Inaudible audience comment]

MR. L. BROWN: ...rather, or you'd rather take and go out and fight a mother bear with cubs. You know? And then, from zero to five, rate this officer. I mean really, we should rate these officers. I mean, let me stop joking. We, we should rate 'em. I mean...

[Inaudible audience comment]

MR. L. BROWN: ...me, myself, I know there's officers that have an attitude before you even speak. And like, that slogan, you know, 'To protect and serve,' is more like, 'Harass and push to the curb.' I mean, I wanna know, have this City every had a Sundown Law? Because it surely looks and sound' and feel that way, I mean, after dark around my neighborhood. I mean, I stand around and I see, you know, the side and I hear and seen officers treat people... I mean, at a [stammer], a simple traffic stop. I was surprised when a non-black person came to me and said, 'Hey, you know, I'm treated the same way.' I mean, is the'..., these situations going on, is this an omen of what's gonna come?

MAYOR MASTERS: Hmm.

MR. L. BROWN: And then, anyway, thanks, you know for listening and everyone that you pull... I'm gonna tell the officers, 'Everyone you pull over for a simple stop, is not a criminal so don't treat it like you're pulling over a criminal.' I mean, unless they had a, some, some, uh..., I don't know any of those terrorists. They had one sittin' in the seat with him, then you check him out like there's a terrorist or somethin'.

[Beep]

MR. L. BROWN: But, like, okay. Even if one you pull over is not a criminal, just like you officers, all of you are not the same. There are a few officers who are good but the Code of Silence is what makes them all the same.

Thank you.

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

CITY CLERK ANTHONY: Bonnie Larson, Felicia Wilder, Bruce Guyton.

MS. B. LARSON: Bonnie Larson. I have a number of things to talk about tonight. There's a new..., there's a building across from City Trend that's on the west side of Broadway and it was a martial arts and all kinds of things were in there.

[Inaudible dais comment]

MS. B. LARSON: Pardon me?

COUNCILPERSON PARDO: It's a bakery.

MS. B. LARSON: Yeah. They painted it a nice mint green. It looks great. We're a beach city, we need to have some beach colors in here. Looks great. It looked great until they put the yellow and orange sign on it. They were supposed to have, when Treasure Coast was here the very first time around, we were supposed to have some color code palates. That never happened so people just do whatever they want so I was so excited when I saw that nice color, except for that sign.

The dollar store, they need to replace, or cut down their sign which is way up in the air. Other businesses, existing business within the City had to lower theirs at great expense.

They come into town, their sign is up in the air like others are not allowed to have. They have now taken down the Mylar sign. Thank you. They broke one of our plants, one of our trees right there so we have this stump sticking up out of the ground. They need to do something with it. They broke that. I have pictures of them breaking that. They broke it when they were under construction so they need to do something with that.

We talked last week about... Oh, also, I saw them surveying one of those old trailer parks on Broadway and that's the one where they wanted to put in low.., well, I guess they don't call it low income anymore, they call workforce housing and the City was gonna give 'em a grant or something if they did that. They were surveying it the other day so I'm wondering what is the status of that property 'cause usually you don't survey 'til things are gonna happen. We talked last week about there was some policies which were to be in place and they have somehow, suddenly appeared. Mr. Evans brought it to your attention and they were draft policies. I remember several years ago, we paid to have policies written, several of 'em. Apparently now, those policies were never, there was never [pause] brought forward, they were never given to the then Council to approve or disapprove and we've had a little problem about it which Ms. Hubbard explained and [pause]... So, Mr. Evans was asked, like, 'Where, where have those policies been sitting?' Well, he would have no clue. But that tells you something about our previous City Manager and our previous City Attorney, neither of whom are still here. They should've brought that to you for you to either approve those policies or do something with it. They just sat on somebody's desk and those two people are, are now gone. They should've brought that to the Council.

Oh.., well, I can't get into all that. [Chuckle].

Um, [pause], I heard on the news there was a new law, something about that, that the police can now.., will now be able to review their body cameras before...

[Beep]

MS. B. LARSON: ...they make their reports. So, if anybody knows anything about that, I'm interested in that. And when are those body cameras getting here?

Thank you.

CHAIRPERSON MILLER-ANDERSON: Okay. So, Mr. Evans, if you have any answers to any of the questions that are posed, at the end of public comment we'll have you address them. Next.

CITY CLERK ANTHONY: Felicia Wilder, Bruce Guyton, Ezekiel Edmonds, III.

MS. F. WILDER: Good evening, everybody.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MAYOR MASTERS: Good evening, Ms. Wilder.

MS. F. WILDER: In their respective places, Mr. Evans, Ms. Hubbard. Ms. Hubbard, I thank you for coming out and doing what you do even though you're not in my District.

You work at night, I was here that night, I got tired and went home but you stayed here. You know, I like you stepping out of your comfort zone to help somebody. That's what everybody up there should be doing. Not saying, "I'm in this District, that District," you know, people should help people. I'm gonna tell you tonight, I've been thrown out of the program, Verdenia Baker. They no longer pay my rent, I pay almost \$1,000 a week to live at the hotel. They have ruined my house over there. They said I never asked for another contractor but I did 'cause I have a letter here from Mrs. Ba'.., from, um, Mrs. Outlaw saying that I could choose my own.., and then when I found out, started reading the papers, Article 10 tells me I can choose my own contractor. I had one in the beginning, they intimidated that man, Bud Cheyney went out to the man's house with papers to give to his landlord. This is what they do. Like you give out a warrant, or something like that, people passing out papers, just shoving 'em to people. Okay? They told the lady next door, they're gonna take my money and fix her house. But now, I'm always the corporate but I have evidence and I have proof of what they're saying, I'm the problem. I'm not the problem. I wanna be a part of my contractor doing what I need to do. Who in the world gonna get three contractors and all of 'em have something different. First, I can't be on my property from 9:00 to 5:00. But here, I get this from Verdenia Baker's office stating, 'Take photos of the damage.' And then when I did, they won't let me on my property. Somethin' wrong with that picture.

You say one thing and you do something else. But God knows he led me into everything that they've done to me... It's.., I'm not gonna stop. I'm gonna pay that rent as long as I can, and it won't be much longer and I'll be on the street. How do ya like that? While she's making this money.., and this is why she told you, 'Don't call the news,' 'cause they was renewing her contract. Trick of the trade. God, believe me, I've been thinking about things and I've even gone to, um, the Commissioners. I even.., and I think this young lady here is a part of Commission at Palm Beach County Commissioners. I don't... Yes, you are. No you don't, you work down there with 'em. Thank you. So, you, you, you just.., somebody... I've been fighting this for the last three years. All rat, rats, rats in the house. I've got a tub in there, I can't stay there. They have ruined my house, went down to the county, fined \$100,000, fine, lien against my property. I only have a tub and air conditioner. Can't live in it, destroyed it and now they're not paying my rent. Something's wrong. All I asked them to do.., Article 10 states that I can...

[Beep]

MS. F. WILDER: ...choose my own contractor. But they refuse to allow me. I've had two sent before them. They choose who they wanna and the man told me, said, 'If, uh, they do something to me, I'mma tell on them.' So now, they're asking me to sign papers so they can take his insurance and sue them so they can get their money but you.., they let 'em get away with it, when I was telling them about it.

CHAIRPERSON MILLER-ANDERSON: Thank you, Ms. Wilder. If Mr. Evans has anything to add, he's gonna answer, address whatever issues that he can address at the end of public comment. Okay?

MS. F. WILDER: Yeah.

CHAIRPERSON MILLER-ANDERSON: He's gonna come back around after we finish everybody's public comment.

MS. F. WILDER: Uh-uh.

CHAIRPERSON MILLER-ANDERSON: Thank you.

[Inaudible audience comment]

MS. F. WILDER: Well, I guess that's it.

CHAIRPERSON MILLER-ANDERSON: Well, that's the end of the three minutes but he...

MS. F. WILDER: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: ...will definitely try to address it, what he can, afterwards.

MS. F. WILDER: Had the problem for three years, you're talking about three minutes?

CHAIRPERSON MILLER-ANDERSON: I know.

CITY CLERK ANTHONY: Bruce Guyton, Ezekiel Edmonds, III and Willis Williams.

MS. F. WILDER: Been dealing with this mess for three years.

MR. B. GUYTON: Thank you. Somebody give this to the people on the dais for me, please.

[Pause]

Thank you, Madam Chair. My name is Bruce Guyton and I live in District 1.

First, let me say, a Code Enforcement moratorium is very bad governance. When we live in a democracy, we govern for the masses. As indicated, we have a few people that we need to address and help and we need to do that but we don't need to [pause] impose policies that would impact others in a negative way, we need to address those issues and deal with them without impacting the majority of the people and the route you're going now, it's gonna have a negative effect on everybody in the City, even developers wouldn't wanna come develop here if we don't have Code Enforcement in place. That is very bad governance.

Now, we have an issue over in Monroe Heights, we were prepared to redo all of our streets and the underground infrastructure, a year ago. Everything in place, community input, designs done, money in place, it still hasn't been done [pause] because, it was stopped. And, last week, I, I, I made a point that our underground utilities have exceeded its useful life. I went back to the Water Utilities Master Plan and, as you see in front of you, 9.8.1 says, 'All assets in the community redevelopment..., excuse me, community..., City of Riviera Beach Utility District water and wastewater infrastructure have a limited life span.' On the next page, it says, 'If water piping is allowed to age to

the point of failure, the result can be contamination of water, loss of service, high costs, both to replace the pipes and to replace 'em because of unforeseen, um, issues. So now, we have a project that's not moving and the issue has become which way the cars are gonna on the street and there's been no attention given to the condition of the Utility infrastructure underground. Our priorities are screwed up. I'm not as concerned with what direction the car is going on the street as I am with the condition of the underground infrastructure that can cause contamination. Those pipes haven't been replaced since that...

[Beep]

MR. B. GUYTON: ...our neighborhood was built. And I went back into the history of Riviera Beach. Some of our area was built back in 1925. Never been replaced and now our health and wealth is at jeopardy because of politics. We need to move forward with that project and not worry about which direction the car is going. Let's talk about the condition of the underground infrastructure.

CHAIRPERSON MILLER-ANDERSON: Thank you...

MR. B. GUYTON: That's a substantive issue.

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

CITY CLERK ANTHONY: Ezekiel Edmonds, III, Willis Williams, Mary Brabham.

MR. E. EDMONDS: Good evening.

MAYOR MASTERS: Good evening, sir.

MR. E. EDMONDS: I guess I've, I've heard quite a bit tonight. I've heard talk of recommendation and research, I've heard talks of equity among the consenting voices in the back but I guess I, I'm, I'm here because I wanna make a recommendation to you all. Right? To do some research on how long a City Manager has to wait before they get a contract. You know, my grandfather's wisdom only comes to, to light when I think about this because I talked to a few of you all and we talk about changing our City and growing our City and our children are the future but I just.., I pose this question to you, and it's a rhetorical question because I'm sure, you know, you know the answer. Are you aware that your City Manager does not have a contract? [Pause].

COUNCILPERSON PARDO: Absolutely.

MR. E. EDMONDS: Second, if you were in his shoes, how many of you are willingly..., are willing to accept the terms that you have him under at this very moment?

[Inaudible dais comment]

MR. E. EDMONDS: Now, I commend KaShamba Miller for having this on discussion but this is a very pertinent issue to us because, when we talk about the integrity of a city, for you to bring a young man like this, with his qualifications to the City and for him to be moving and, you know, in a pleasing way to me and I know some of you all have seen

some of the work that he's done and can give him his kudos for being able to come into such a distressed environment and really try to get some traction. How can it be that we would sit back and watch a young man, in the prime of his career, with such, such a profile, be subjected to this level of, you know..., I don't even know what to call it. I, I don't even wanna be insulting, I just want us to be, you know, forward thinking. If we're talking about best practices for progressive, you know, undertakings, then we have to be fair across the board and I, I, I promise you, this hasn't shattered my image of you but I really would like to have more conversations about how is it that we can allow someone to sit beside us, plan with us, do all the duties that..., and, and expect him to do 'em well but, at the same time, you don't secure his future because we all have children and, you know, I'm sure some of you have children and family members close to his age, would we be standing by allowing this to take place to one of our family members, if they were in this situation? I know I wouldn't and that's why I'm speaking on his behalf. He didn't ask me to do this, no one asked me to do this.

[Beep]

MR. E. EDMONDS: I just think, from the beginning when we brought him here, all of the tedious, you know, shuffling that took place, it's, it's important to us to heal our City and to make sure we go ahead and move forward with true vision as one City and give this man a contract. I mean, it's only the rightful thing to do so we can go and start making some moves.

Alright. Thank you. Thank you very much.

CHAIRPERSON MILLER-ANDERSON: Thank you.

CITY CLERK ANTHONY: Willis Williams, Mary Brabham and...

MAYOR MASTERS: [Inaudible]...

CITY CLERK ANTHONY: ...Edwin Ferguson.

MAYOR MASTERS: I agree with you, Mr. Ezekiel, 100%.

[Inaudible dais comments]

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

I will just touch a couple things this afternoon. One will be, uh, Mr. Guyton spoke about infrastructure in Monroe Heights area. I'm a long-life resident of Riviera Beach myself. Come back in with the covered wagon and my mother bought our first home in Monroe Heights in 1963. That house still stands, my younger brother's daughter live in that property. I remember when there was no sidewalks on that side of the street when we bought that house. The infrastructure has never been fixed. The infrastructure has never been fixed in Riviera Beach period.

MAYOR MASTERS: Mm.

MR. W. WILLIAMS: Nowhere on the westside. So, when we talk about infrastructure, let's not only talk about Monroe Heights, let's talk about the whole entire infrastructure of our total community, is in shambles but when we wanna talk about infrastructure, let's go back to where Barack Obama when he wanted to give money to the infrastructure for every...

[Inaudible audience comment]

MR. W. WILLIAMS: ...United States and Governor Scott refused the money. So, that's where we're gonna start with infrastructure.

Again, I am really mad about the liens that was on my property. Mr. Evans..., and I think you're doing a, a great job. I think you and I and the person that's in charge of Code Enforcement need to have a meeting because I've gotten some feedback that I really, I don't wanna discuss that here with you now but I think you, her and I need to sit down and have a talk because that really upsetted me what I did hear.

The third thing would be, I spoke about the radios, or the, or the, the phones down at Code Enforcement and I got some calls from other people in the...

[Inaudible dais comment]

MR. W. WILLIAMS: ...community that say that our battalion chiefs, Chief, doesn't have phones either. They do beepers, they don't have a phone, the battalion chief from one shift to the other, don't have phones. I'd like for you to check on that and make sure that they, they..., the battalion chief, the safety of our community, that they don't have to get a call and then have to be beeped in and they have to go find a phone somewhere to call to find out what's going on in this City. It is almost crazy, during this day in time, that we don't have a better communication with our Staff and people that work for us on a daily basis. So please check on that.

Mr. Evans, I [pause], hear the sentiments about [stammer]..., I understood [pause] accepted..., asked and accepted. Mr. Degraffenreidt, am I wrong when, when you told Mr. Blankenship, back there under Mrs. Jones, that he accepted...

[Beep]

MR. W. WILLIAMS: ...the job. He was given the job, he accepted, he got paid so all we're talking about here now is pen and paper. This man has the contract as far as I'm concerned, he started work.

CITY ATTORNEY DEGRAFFENREIDT: He signed one too.

MR. W. WILLIAMS: Okay, good. Thank you, sir.

CHAIRPERSON MILLER-ANDERSON: Who do we have next?

CITY CLERK ANTHONY: Mary Brabham, Edwin Ferguson.

MS. M. BRABHAM: Good evening. Mary Brabham, Riviera Beach.

MAYOR MASTERS: Good evening.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MS. M. BRABHAM: I'm not gonna labor here tonight. All I want everybody do is to have a meeting of the minds here. We, uh, we'..., some of us attended the budget workshop and, for those who watched it on the TV, it has been circulating all over the communities, some of it is top heavy. You all need to think about your residents. I think in, in the budget workshop meeting on, on last Fri'..., Friday that we had, I think it was some comments made by injecting deputy. And it's no offense to the Chief but he had all of those majors and you also had captains and I think, more or less, in my note taking here, he was incorporated a deputy chief. Now, you have your chief and your assistant chief and you have all the majors and the captains. And remember, the lieutenants was downgraded for the majors and the captains.

COUNCILPERSON PARDO: [Inaudible].

MS. M. BRABHAM: So, their salaries are way out there. My concern has always been the employees. So, if we are to do anything, we need to mitigate these employees. They worked through the recessions and they, they are the face and they are the workers of this City here and we are the residents that hold you accountable.

It has been circulating in the community that they do want to put a referendum on there to revise the three years back to two years because they say it's too much.

MAYOR MASTERS: [Chuckle].

MS. M. BRABHAM: It's too much. This is what the residents are saying. And, and, and they are in the process of working on it, whether you like it or not but some things have to be done to get your attention one way or the other.

Mr. Guyton stood up here and he s'..., he made these comments about the infrastructure. In the City goals, you have public safety, economic development, infrastructure, education and demograph. All of that comprises of this City here. So, when we talk about Mr. Guyton made a statement about our infrastructure, they sat up there. He was part of that Board there and they deviate all of those pertinent information from the public Health Department about our water. Come on now. Bruce, you can't have it both ways.

[Inaudible background comment]

MS. M. BRABHAM: The infrastructure will be done, from the Island to the mainland and not just in Monroe Height', it is from north, south, east and west. We do have that penny sales tax here, we can make that work. We need to go back to the drawing board...

[Beep]

MS. M. BRABHAM: ...and do the things, as, as I've often said, that will put that perception on us that we are a City and we're not just a City... Mr. Guyton made a comment also about politicking's.

MAYOR MASTERS: [Chuckle].

MS. M. BRABHAM: Everybody plays this politics, except for Ms. Brabham. I will always work and do what's best for the entire City because Ms. Brabham would never come asking for anything, except for her residents in this City to make this City be great for all of us.

CHAIRPERSON MILLER-ANDERSON: Thank you...

MS. M. BRABHAM: Thank you.

CHAIRPERSON MILLER-ANDERSON: ...Ms. Brabham.

CITY CLERK ANTHONY: Edwin Ferguson.

CHAIRPERSON MILLER-ANDERSON: Do we have someone after him?

CITY CLERK ANTHONY: After Mr. Ferguson, that will conclude our public comment at this time, Ms....

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: ...Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Thank you.

MR. E. FERGUSON: Edwin Ferguson, 41 West 27th Street, Riviera Beach. My apologies, I see I stepped on a toe some kinda way.

But, in any event, I wanna talk about three things. First off, public comments. I've been coming here for about three years now and I remember Mr. Lozman used to kinda make a show of the whole thing about time certain and, and what have you but I do think there..., that is something that would be great for us, as a City, if we could work toward starting public comments at 7:30 because, like I said, I did have a little kid, I was hoping to read to him tonight. I, I missed that but that's, you know, I'll, I'll make it up to him in the morning but I would like, if possible, for us to start at 7:30 unless there's a, another citizen that's speaking. If it's, if it's just deliberation amongst you all..., and, by the way, good evening to all... I think that you should interrupt your deliberations so that we, as the citizens, basically, your bosses, can, can weigh in because this doesn't work unless there's a two-way dialog between our representatives and the people that put you in place.

Secondly, what's the status of the Charter Review Board? I know that I submitted an application quite some time ago and, at the time, I was told that there was only one name, myself, who was interested in that. Are we gonna do it or are we not? Because we know from even the, I don't like to use negative words but it was something, something of a fiasco when we appointed, ultimately, Mr. Evans as City Manager, there was some ambiguities, if you will, inside of the Charter that seemed to kinda muck up the process. So, that's just one case in point of what we need..., things that can be improved inside of the Charter re'..., Charter for the City of Riviera Beach and I would encourage the City and whoever's on the Board to even look at West Palm Beach's Charter 'cause I actually think

it's fairly effective. We do have some good things in ours but there's some things that can be improved.

Lastly, in reference to Mr. Evans, I don't wanna be redundant but I know that he signed a contract but I thought that there wasn't any defiance..., definiteness in terms of the length of the contract. Is it the one-year contract, three-year contract, 10-year contract? He's pretty much just working. I guess, a police officer or a fireman could sign the same contract saying that, 'Hey, this is what you'll be paid,' but there's no guarantee as to how long he will serve. I think that, ultimately, puts gum in the works because for him to implement an effective strategy for this City, he needs to know for sure that, 'Okay, I have a year or I have two years or I have three years.' So, instead of just pointing at an issue, effectively complaining which is, most of you who know me, that's not really my M.O. I would submit to you three options. The first would be to give him a three-year contract which I think is the most effective. You all effectively have three-year contracts, why not the City Manager? I think that there should be maybe an option that maybe within 120 days or 90 days or that end of year three, that if the City elects not to renew him that he be given express notice. If not, then maybe it's an automatic annual renewal thereafter, or three years. The second option would be a two-year contract with, let's say, a requirement by the City to give him notice within 120 days of the end of year two.

[Beep]

MR. E. FERGUSON: As to whether the City wants to retain him [pause]... And I'm wrapping up. And lastly, an annual contract, which is still an improvement of what he currently has, where you say the City will give him, again, express, meaning written notice within say 120 years of the end of year one.

CHAIRPERSON MILLER-ANDERSON: '20 days.

MR. E. FERGUSON: 120 days. I'm sorry. He did say he was gonna be here forever [Inaudible].

[Chuckles]

MR. E. FERGUSON: 120 days.

[Inaudible audience comment]

MAYOR MASTERS: He's not Noah.

MR. E. FERGUSON: I'm sorry. And then lastly, as to the one-year contract if, in fact, the contract is not terminated by the end of year one, maybe have an escalator of say 3% increase to his salary. But he has been doing a good job, I don't wanna be redundant.

Thank you for your time and I apologize for running over. Have a...

CHAIRPERSON MILLER-ANDERSON: Thank you.

MR. E. FERGUSON: ...good night.

CHAIRPERSON MILLER-ANDERSON: Thank you.

UNK: Attorney?

CHAIRPERSON MILLER-ANDERSON: Alright. So, Mr. Evans, are you able to address any of the questions that were posed to you?

CITY MANAGER EVANS: Yes. I...

CHAIRPERSON MILLER-ANDERSON: And if there were some that you don't have answers to, would you just state that you'll look into it and, and get.., provide an answer for it?

CITY MANAGER EVANS: Certainly. With respect to the, the bakery and the sign, we would have to look at what the sign Ordinance calls for and I'm sure that it's a permitted sign as well as the color schemes and I can find out if there was any.., what the discussions consisted with respect to colors and if there was any color wheel or options that were provided as part of a discussion or a potential sign Ordinance. So, we can do some research and, and follow up with the Council on that.

With respect to the draft policies and when those will come forward. HR and the City Manager's office had had conversations with respect to bringing together a comprehensive employee manual with respect to all our policies as it relates to employment for the employees, as well as some other policies with respect to procurement and that is also in the Code but also, some additional policies to clarify some of the roles and responsibilities and delineations of duties. So, I would envision that that would be coming before the Council here in the next couple of months as we start to assemble our team and, and start to address that. Also, in the conversation that I had with the Council and the request to secure outside services from a labor attorney, as well as an HR practitioner, that was one of the Items that I was gonna ask their assistance on looking at a employee manual as well as a policies and procedures manual. And, Florida League of Cities really has a good document that we can duplicate for the elected officials as far as your operation and your governance with respect to what the statute calls for and we will be doing training as it relates to a lot of these Items over the next couple of months.

The body cameras are in the Fiscal Year 2018 budget but Staff has already begun the procurement process. I believe, at this particular moment, it's now under review or in that cone of silence period so, once that ceases then we will be bringing that Item forward but funds have been appropriated in the Fiscal Year 2018 budget and it has been ranked as a number one priority of the organization for Fiscal Year 2018.

With respect to Ms. Wilder's comments, I will work with the Community Development Director and we will call our peers over at the county and see if we could assist in providing some type of closure for Ms. Wilder on this issue because there has been a lot of back and forth with respect to the City and the county and those types of things and so, we are definitely going to see what we can do to help Ms. Wilder bring some closure to this issue and we can provide a written [stammer] memorandum to the Council, on that Item.

The Monroe Heights project that was referenced. As part of the project, there is the intent to address infrastructure, stormwater and we provided Councilwoman Hubbard the letter, the draft letter late Friday evening at the end of our budget session so she's going to review that letter. So, I would envision it going out, hopefully, by the end of week so then we can have that community meeting with respect to moving the project forward. And it's Staff's intent, and I know it's the elected official's intent to move forward with this project sooner rather than later.

The Code Enforcement Item, I will meet with Mr. Williams and the Code Enforcement Administrator. My office will make contact with Mr. Williams tomorrow and we can go ahead and do that.

With respect to the battalion chiefs and them having pagers, I'm assuming that they all have cellphones but their pagers are to notify them when there is a call for service. And that's pretty customary and most fire operations, that they're also paged as well as it's audible throughout the fire station. So, it's notifying them with respect to what the issues are but I would assume that they all have cellphones but we can make sure that they, they do have that.

With respect to the deputy fire ch'..., or the deputy police chief position, currently, there's an existing assistant chief in the organization. Our intent is to upgrade that position as part of the Fiscal Year 2018 budget and create a deputy chief which will be the number two law enforcement [stammer] officer in the organization. And that's to assist with the cessation planning to ensure there's continuity of government and service. When that new police chief comes in, they will have an opportunity to select who they think is appropriate to serve in that deputy chief capacity. And like Mr. Davis said earlier, the importance of cessation developing..., development to make sure we have folks that are deep on the bench to be able to serve in that leadership capacity.

And the last Item, the Chart Review Board. It is our intent to bring that Item before the Council for appointments. We have, currently, eight applicants that have submitted for the Board so we will be able to fill the Board and then proceed forward with scheduling of the meetings. But, we are gonna be bringing forward that Item to the Council at the July 19th meeting. We only postponed it because we wanted to give adequate time for appointees to be present for that meeting.

And that concludes my remarks.

CHAIRPERSON MILLER-ANDERSON: Okay. Thank you, Mr. Evans.

13. ITEM NO. 13

CHAIRPERSON MILLER-ANDERSON: Item No. 13.

CITY CLERK ANTHONY: DISCUSSION TO REACTIVATE/DEACTIVATE DORMANT CITY ADVISORY BOARDS

CITY CLERK ANTHONY: Madam Chair, as you know, that this Item has been on the Agendas since the beginning of the year. City Council just has not been, you know, gotten the opportunity to complete discussion on this matter. As part of the backup information, you all were provided with the names of boards according to our Code of Ordinances, along with the chapter in which the boards were indicated as well as whether or not the boards were active. At this particular time, the Recreation Board will be coming forth by our Parks & Rec Director to make those appointments. The Waterfront Advisory Board, as it relate' to that board, there are some changes that need to be done in that section as a result of us having Seven Kings on board with our Marina. So, that is something that you, as a Board, need to decide on what you want to do with that board. As it relate' to our Advertising and Industrial Promotions Board, in reviewing the records within the office of the City Clerk, we have not seen any minutes, as indicated in our Code of Ordinances. This was something that was put in place back in 1957. In looking at the powers and duties, I do not see where this committee would be of a benefit to the City at this time, as we have advertising, um, sections in our Planning and..., not our Planning & Zon'..., yeah, in our Planning & Zoning when developers come before us. So, what it was set for at that time and what we have going on now, it's..., it's two different scenarios so I don't see where the board would be beneficial to us at thi'..., this time.

As it relate' to our Drug Coalition Advisory Board, the information that I received from Ms. Scott is that, due to the constraints of Florida Statute 397, it is not advised that we continue with this board. In looking at our records, once again, we don't have any minutes for this board. As you see, can see in our Code of Ordinances, this was something that was done back in 1957. So, she stated that she does not [stammer], there's very little flexibility within §397 of the Florida statutes.

CHAIRPERSON MILLER-ANDERSON: And what does...

CITY CLERK ANTHONY: That...

CHAIRPERSON MILLER-ANDERSON: ...that refer to? That 397? Do you know offhand? [Pause]. I can look it up.

CITY CLERK ANTHONY: I'm only looking at...

CHAIRPERSON MILLER-ANDERSON: Okay. I can look it up.

CITY CLERK ANTHONY: ...what she wrote.

CHAIRPERSON MILLER-ANDERSON: Go ahead. [Inaudible]...

CITY CLERK ANTHONY: On there, she didn't put what it was regarding but I would take it that it has something to do with the...

[Inaudible dais comment]

CITY CLERK ANTHONY: ...the civil drug court and the funding for that, and how they operate.

COUNCILPERSON DAVIS: The HIPAA law.

CITY CLERK ANTHONY: But however...

CHAIRPERSON MILLER-ANDERSON: [Inaudible]... Go ahead.

CITY CLERK ANTHONY: However, she did state that if the Board wanted her to put something together...

COUNCILPERSON DAVIS: They're the board.

CITY CLERK ANTHONY: ...that she can see what can be done within the ramifications of §397 of the Florida statutes.

And, as it relate' to our Civil Service Board, as you all know, that there was recent discussion regarding that, that the Human Resources Department is to bring back to you.

I believe that completes this list of boards. And, if you have any questions.

CHAIRPERSON MILLER-ANDERSON: Okay. Do we...

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: ...have any questions? Go ahead.

COUNCILPERSON PARDO: Yeah. So, I have a meeting set up on Friday with Ms. Scott. This Drug Coalition Advisory Board, I did hear you say they haven't had a meeting since 1957. But you know what, with everything that's going on right now in Palm Beach County and really, around the state and the real possibility that federal funds will be coming into the counties and cities to help with the opioid epidemic and the other things going on, perhaps it's something that we should think about. And, I'm not saying to go through, you know, any records or anything like that, more as an advisory board who could really be out there and trying to get funds, you know, into the City of Riviera Beach. I think it's, you know, it's something that we should sincerely consider and I am more than happy to have that discussion with Ms. Scott on Friday.

CHAIRPERSON MILLER-ANDERSON: Okay. Anyone... Oh, go ahead.

COUNCILPERSON PARDO: Just off the top of..., you know, just looking at this, I would say that is definitely a board that we may want to reactivate.

CHAIRPERSON MILLER-ANDERSON: Anyone else?

COUNCILPERSON HUBBARD: Yes, Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: The..., as far as the Civil Service Boards go, I had that on the Agenda originally and I know that the, even the, the HR department brought back a presentation that they had done last year in November. Now, my..., when my Item comes back on the Agenda, and for my I'..., I, I don't, I don't really know what HR's intent is but what I wanted to do was to provide an, an open outlet for all employees, be, you know, they in the union or not a part of the union but I think that it's, it's fair and it provides

a clear, defined path for grievances for all employees and I think we should have our civil service boards active. And it states that in our Ordinances that we, that we should have an active Civil Service Board.

CHAIRPERSON MILLER-ANDERSON: Anyone else?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: While I would like to see all these boards function, I would like to definitely make sure that we get this Charter Review Board addressed. The boards that we've been discussing, get those boards functioning and then look to these other boards as we move forward but let's focus on the, the two that we've been discussing before and get those in order.

CHAIRPERSON MILLER-ANDERSON: Which two are they?

COUNCILPERSON DAVIS: The Oversight Committee, for the sales tax.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: And the, um, [pause], and the...

CHAIR PRO TEM DAVIS JOHNSON: Charter Review.

COUNCILPERSON DAVIS: ...Charter Review. And number three, I'll add a third one which was a recreation board. We had people actually applying. So, we got folks that have interest in all those boards so let's focus on those three and then we can look at these other things moving, moving forward. Because we need to get some action going. And, you know, get these..., get the community involved with what we do and make those recommendations because I do believe, if we had a Recreation Board in place, that could've been the mechanism that we could've had take the initiative over the 4th of July weekend. Okay? We have to stop trying to do all the heavy lifting ourselves and allow our residents to help us. So, we got boards that people wanna be involved in, let's go on ahead and get behind them.

CHAIRPERSON MILLER-ANDERSON: Right. And that was one of the reasons why we brought forth this Item some time ago, was because we wanted to get the community back involved. This..., and this, as you said, this has been on the Agenda numerous times but we've either not gotten to it because of a long Agenda or, for whatever reason but that's the whole intent of it, is to involve the community because we do have a lot of inactive boards. Now, I can see..., what, what I would like to know is, what is the... Do any of these boards have a financial impact? I know we talked about the Civil Service Board but what other boards would consist of some sort of financial impact?

CITY CLERK ANTHONY: When you look at the..., your Code of Ordinances, you see that your boards, your board members do not get compensated.

CHAIRPERSON MILLER-ANDERSON: Right.

CITY CLERK ANTHONY: So, as far as that part is concerned, there is...

[Inaudible dais comment]

CITY CLERK ANTHONY: ...no financial impact.

CHAIRPERSON MILLER-ANDERSON: Right. But, like, the Civil Service Board, we do have to put funds towards..., for the attorney for that.

CITY CLERK ANTHONY: For their attorney.

CHAIRPERSON MILLER-ANDERSON: Right. But are...

CITY CLERK ANTHONY: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: ...there any other boards that are listed here would have some sort of financial impact?

CITY CLERK ANTHONY: Your..., well, you know your Code Enforce'... You no longer have a Code Enforcement Board, you have a magistrate, as..., and it's the same thing for your Zoning Board of Adjustment. All the other boards that are on here, the only other board that has..., may have some type of financial impact is your P&Z but I believe, at this particular time, our Assistant City Attorney serves as the legal...

CHAIRPERSON MILLER-ANDERSON: But those are already active. Like the...

CITY CLERK ANTHONY: Right.

CHAIRPERSON MILLER-ANDERSON: ...the inactive ones...

CITY CLERK ANTHONY: As far as the other ones, when you look at your Code of Ordinances, their powers and duties are not delineated.

COUNCILPERSON DAVIS: Mhmm.

CITY CLERK ANTHONY: So, some of them we're gonna have to bring it back to put powers and duties in place.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: Some of them do have powers and duties in place and those that do, there is..., there's no mention of legal counsel so they would have no financial impact. But the other ones that don't have any powers and duties in place, it's according to which way we want to go. Like, what Ms. Pardo was stating with the Drug Coalition Advisory Board, there may not be any financial impact because those members will be looking at finding grant dollars, if I understand Ms. Pardo correctly. That will be something that we will put in place for the powers and duties of that board and there is really no financial impact on that. They would look for m'..., funds, see if it's a match fund which then would just come back to you all as Legislative Policy Board to let you know what's available and whether or not it's a match fund or [stammer] there's no match fund.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER EVANS: Madam Chair, if...

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CITY MANAGER EVANS: ...I may?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY MANAGER EVANS: I think there will, will be a fiscal impact in the event that we activate additional boards from the standpoint, in the event that the Council abrogates any authority or it's not just for a fact finding, they have to operate in the Sunshine and so requires meeting minutes to be taken. And so, some of these boards do not have that service being provided so it would have to result in additional staffing in the Clerk's office 'cause it would be my recommendation to have the meeting minutes, or what have you, consolidated and make sure that the Clerk's office has the official records of these meetings.

And then to Councilperson Davis' remarks, I think, with respect to reviewing the Charter, I think you look to strip these out of your Charter Code of Ordinances and establish them by Resolution so you can change the duties and responsibilities at one meeting as opposed to going through a modification in the Ordinance. And you could establish task force'.., or, or task, you know, task oriented boards that have a specific sunset provision after a certain amount of time. So, you can have those because what will happen is, if we continue to.., we'll add to this list and then the level of service or what you get out of these boards, you don't want people to be on a board that they only meet once or twice a year. You really wanna keep them involved and... So, probably as a recommendation as part of the Charter...

[Inaudible dais comment]

CITY MANAGER EVANS: ...I would say to establish that by Resolution...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY MANAGER EVANS: ...versus by Ordinance.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Okay. But, for these boards, you don't need the Clerk to be in the meetings. You know, Waterfront Advisory, I wasn't on that board but for years, I attended those meetings when we were in the process of redeveloping the Marina and the boards nominated a chairperson, a vice chair and a secretary, every year. And the secretary took the notes and we don't need verbatim notes.

CITY MANAGER EVANS: I...

COUNCILPERSON PARDO: And they took the notes and submitted them to whomever they submitted them to. And, and we also had the Marina Director there.

CITY MANAGER EVANS: Yeah. Madam...

COUNCILPERSON PARDO: So...

CITY MANAGER EVANS: ...Chair, if...

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CITY MANAGER EVANS: ...if I may? My, my only concern with respect to that is, that as the government ent'.., entity, we are responsible for the notes...

UNK: Mhmm.

CITY MANAGER EVANS: And so, you, you.., I would recommend, certainly, action oriented minutes but it would be something that, not the City Clerk *per se* but somebody who is an office assistant or Staff person that would take the notes and then provide it to the City Clerk for the purposes of ensuring that we're in compliance with Chapter 119 and then making sure that all meetings are appropriately noticed, et. cetera.

So, that's, that's the only concerns I have with respect to that because there will be.., and some of these would require legal assistance on certain issues.

COUNCILPERSON PARDO: Certain issues.

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Right. Go ahead.

COUNCILPERSON DAVIS: And one of the things I wanna add.., like to add to that, once we make a decision on the next three or four boards that we choose to, which we need to do expeditiously, is that we provide maybe a weekend or a Saturday of, of board training. That needs to take place. You know, let's, let's provide them with the...

UNK: Yeah.

COUNCILPERSON DAVIS: ...resources so that they can be ready to take off immediately. And, and even some of us, you know, we can definitely also benefit from that training as well. So, you know, that's gonna be a cost as well but we do need to make sure that we equip our, our residents with all the resources that, you know, that can be growing from, so.

CHAIRPERSON MILLER-ANDERSON: Okay. So, from the list that we have here, of those that are inactive, are there any boards that are inactive that we would like to...

COUNCILPERSON DAVIS: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: ...have brought back?

COUNCILPERSON HUBBARD: I would like the Civil Service Board, ma'am., Madam Chair.

CHAIRPERSON MILLER-ANDERSON: Civil Servi'... The..., we have a Fire Civil Service Board and a Police Civil Service Board. You talking about...

UNK: The general employee.

CHAIRPERSON MILLER-ANDERSON: The General Employee Civil Service Board? Which one? There's three.

COUNCILPERSON HUBBARD: Yes. The General Employee Civil Service Board. I'm not sure of how the Fire and the Police Civil Service Board works.

CHAIRPERSON MILLER-ANDERSON: [Stammer].

CITY CLERK ANTHONY: The Civil Service Boards work the same. It's...

COUNCILPERSON HUBBARD: [Inaudible].

CITY CLERK ANTHONY: The only difference is, is that the individuals that serve on the Police Civil Service Board also serves on the Fire Civil Service Board. But, they're the same.

COUNCILPERSON PARDO: And I'd like that drug [pause] program. That Drug Advisory Board. Because...

CHAIRPERSON MILLER-ANDERSON: Say that again.

COUNCILPERSON PARDO: ...of everything that's happening, not just, you know, around the state...

CHAIRPERSON MILLER-ANDERSON: What? I didn't hear you.

COUNCILPERSON PARDO: ...it's happening in...

CHAIRPERSON MILLER-ANDERSON: You said...

COUNCILPERSON PARDO: ...our community.

[Inaudible dais comment]

CHAIRPERSON MILLER-ANDERSON: That's the one you want...

COUNCILPERSON PARDO: Right. Absolutely.

CHAIRPERSON MILLER-ANDERSON: Okay. So..., but answering with the Fire and the Police Civil Service Board, would it not make sense to have that one, if they don't fall up under the General Employee Civil Service Board or...

CITY CLERK ANTHONY: Say that again.

CHAIRPERSON MILLER-ANDERSON: I said, would we not want to activate those two since we're talking about doing a General Employees Civil Service Board? I mean, they would... You're..., so, you're talking about all three?

CITY MANAGER EVANS: With respect to the, the Civil Service Board, we have a specific Item that we wanna bring back to the Council, so we can bring back those components...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY MANAGER EVANS: ...because firefighters and police officers, they have the Firefighter and Police officer Bill of Rights so they have certain protocols and procedures that you have to follow if you're going through a disciplinary process, et. cetera, where the general employees may not get that protection, so if the Council would allow for us, as part of our presentation, to bring the Council up to speed on those two boards, as well as the Civil Service Board for the general employees as well.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON HUBBARD: Ms....

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON HUBBARD: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON HUBBARD: While I look forward to the presentation that Staff is gonna bring us up to speed and up to date on that, I still, you know, have an Item or an interest in the Civil Service Board's being, being activated or, or brought, or brought back. I kn'.., I know that that's not, you know.., wasn't the, the intention of Staff initially. But that's something that, you know, that there is quite a bit of Staff that's quite interested in the, in the Civil Service Boards.

So, if for..., so, if we say Police, Fire and General Employee Civil Service Board, that's, that, that's the one that I would like to...

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON HUBBARD: ...see...

CHAIRPERSON MILLER-ANDERSON: So, going down the list, we have Ms. Pardo wants to have the information for Drug Coalition Advisory Board brought back, the Fire Civil Service Board, the General Employee Civil Service Board, Police Civil Service Board and we're already in the process of creating the Recreation Board. Correct?

CITY CLERK ANTHONY: That is correct.

COUNCILPERSON DAVIS: That's correct.

CHAIRPERSON MILLER-ANDERSON: Okay. Any...

COUNCILPERSON DAVIS: [Inaudible]...

CHAIRPERSON MILLER-ANDERSON: ...any others? And I., Mr. Davis did, which is not listed but he just talked about making sure we follow through with the Charter Review Board and the Oversight Committee.

CITY MANAGER EVANS: Mhmm. Yes.

CHAIRPERSON MILLER-ANDERSON: Anyone else want to add anything to that? Now, I know the education one is not listed because it is not considered a board, is...

CITY CLERK ANTHONY: The Education...

CHAIRPERSON MILLER-ANDERSON: ...that correct?

CITY CLERK ANTHONY: ...Advisory Board is not listed because it is not a part of our Code of Ordinances.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: However, a Resolution was just approved, I believe about three meetings ago, that reestablished the board...

CHAIRPERSON MILLER-ANDERSON: We need to bring...

CITY CLERK ANTHONY: ...along with their powers and responsibilities.

CHAIRPERSON MILLER-ANDERSON: Okay. So, we need to bring that back then so we can get that ac'..., get it going.

CITY CLERK ANTHONY: That Resolution has been approved and it's just about advertising to...

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: ...get members.

CHAIRPERSON MILLER-ANDERSON: So, we need to advertise that.

UNK: Mhmm.

CHAIRPERSON MILLER-ANDERSON: Alright. Anything else?

CITY CLERK ANTHONY: Madam Chair, may I., I want to also add, if you look at the Resolution for the, um, Education Advisory Board...

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CITY CLERK ANTHONY: ...the members serve for the term of the elected official.

CHAIRPERSON MILLER-ANDERSON: Say that again?

CITY CLERK ANTHONY: The member's term is...

COUNCILPERSON DAVIS: Concurrent.

CHAIRPERSON MILLER-ANDERSON: The same as...

CITY MANAGER EVANS: Consistent with...

CHAIRPERSON MILLER-ANDERSON: ...elected...

CITY CLERK ANTHONY: Consistent with the...

CHAIRPERSON MILLER-ANDERSON: Who nominates them?

CITY CLERK ANTHONY: Whoever nominates them.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY CLERK ANTHONY: Okay?

CHAIRPERSON MILLER-ANDERSON: Alright. Anyone else. Alright. Did we have any public comment cards on this? Okay.

CITY CLERK ANTHONY: No, we did not.

CHAIRPERSON MILLER-ANDERSON: Alright.

14. ITEM NO. 14

CHAIRPERSON MILLER-ANDERSON: Item No. 14.

CITY CLERK ANTHONY: CITY MANAGER'S CONTRACT

CITY CLERK ANTHONY: Madam Chair, we do have public comment cards on this Item and we will not accept any more public comment cards at this time.

CHAIRPERSON MILLER-ANDERSON: Okay. Alright. So, I put this Item on the Agenda. And mainly, the reason for it is be'.., as most people have come up here and stated already is that we do have a contract for Mr. Evans, however, we have not indicated, you know, a year or two or whatever the term would be. Now, if we're staying consistent what we've done in the past with all other City Managers, we've always given them a term. I understand there were some issues, whatever, going on when we first initially brought him on but he's been on board for a number of months, he has accomplished numerous, um, things, tasks that has been put before him. I just think that, you know, in staying consistent and going back, once I looked at and did my research on this, we've always had a term for all of our City Managers. I think the last time that there was not a term was back in 1987. And so, since that time, we have always provided the City Manager with either a year contract or two-year contract or three-year contract. Most of them have been pretty consistent, I think, with about two years, at, at a minimum of one year. And so, I'm.., I put it on here because I do want to have [stammer] the discussion and, and trying to see if we can commit to giving him a term. As we know, we can let him go with cause, with cau'.., without cause, at any point should you deem that be the case. However, if that is not the case right now, I do not see why we cannot provide him with a contract that

states a specific term. And I wanted to just kinda look at some of the things that... I know he has been pretty proactive in trying to communicate with us, especially if each one of us have a question that we may pose to him by providing an email or asking for information, he's been very good about making sure that we all get the same information so that we're all on the same page. And I know in the past, that hasn't always been the case but he does go above and beyond to make sure that whatever task or, or a question that we may have for him, he provides it to everyone. He has also been pretty active in trying to meet the community members. I know I've received a lot of comments from people, the employees, in regards to him bringing them int'..., in and involving them in the budget process. Many of them said that'd never been done, at least the time in which they've been here. And so, I know when we had our budget sessions and he brought some forward some items in which to just consider in, in trying to be proactive in making sure that, should we have some sort of shortfall, we have had an avenue to be able to recoup some of those funds. And, I think just being able to put out suggestions and options. And, and, obviously, we're the people that make the decisions so if that was not the, you know, we didn't wanna put an extra tax on, that was certainly our decision to make but I, I think from just me being on the Council for a couple years now, I've noticed that he's trying to be proactive. And if we know our City government, over the years we've always been in a position of being reactionary and that is what gets us in the positions in which we're in a lot of times. So, I think he has put forth a serious effort in trying to be proactive, he's put an effort out in, in trying to be very committed and follow through on the task in which he has been given. Also, his 150-day plan that he has, he's been working very, very diligently trying to accomplish those goals.

So, I'm, you know, I'm..., I would like to see a term set on the contract, whether it be a year, two years, three years. But I, I certainly think that we need to show some sort of stability and not having a term contract for him just does not give the appearance that, you know, we're committed to making sure that he's able to succeed during his term. However, at, at the end of the day, it falls on him to complete the tasks that are given to him. So, if he does not, obviously, we have the authority to release him. But I think in all fairness, being that we've had a number of City Managers that have been here, over the course of the last 30 years who have always had a term contract, I do not, um, I don't feel that this is appropriate for him to continue to not have a term contract.

So, I'd just like to hear what my counterparts have to say about it, if you have anything to say about it. If not, I am certainly open to making a motion of a term.

COUNCILPERSON PARDO: Okay. Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON PARDO: Okay. So, where does the evaluation process fall into the contract?

CHAIRPERSON MILLER-ANDERSON: Well, did we not talk about an evaluation tool? We haven't...

COUNCILPERSON PARDO: I don't recall that.

CHAIRPERSON MILLER-ANDERSON: ...discussed any...

COUNCILPERSON PARDO: Do you recall that?

CHAIRPERSON MILLER-ANDERSON: We did not...

COUNCILPERSON PARDO: I don't recall it.

CHAIRPERSON MILLER-ANDERSON: I thought we did.

CHAIR PRO TEM DAVIS JOHNSON: We did.

CITY MANAGER EVANS: We, we did.

COUNCILPERSON HUBBARD: We were given several to choose from, then we were given one to use. Now, I., the only thing I can say about it, if I haven't personally sat down and inter'., and evaluated the City Manager, haven't taken or giv'., was given that opportunity.

COUNCILPERSON PARDO: Okay. And...

COUNCILPERSON HUBBARD: No.

COUNCILPERSON PARDO: ...when did we get this form because I can tell you, I never got the form, never seen the form.

CHAIRPERSON MILLER-ANDERSON: Well, let me ask this, be'., when we gave contracts to the other City Managers, did we evaluate them before we gave them a term?

[Inaudible background comment]

COUNCILPERSON PARDO: Yeah. They were on...

CHAIRPERSON MILLER-ANDERSON: With the rest of 'em?

COUNCILPERSON PARDO: They had, like, a 90 day...

CHAIRPERSON MILLER-ANDERSON: So, when they were first hired...

UNK: No.

COUNCILPERSON PARDO: They were on, I believe, go back and look at the contracts, they., there was a period where they were on probation.

CHAIRPERSON MILLER-ANDERSON: Okay. So, was that stated in the contract [inaudible]...

COUNCILPERSON PARDO: I believe it was.

CHAIRPERSON MILLER-ANDERSON: ...on?

COUNCILPERSON PARDO: You have to go back and look at the contracts.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: I don't recall.

CHAIRPERSON MILLER-ANDERSON: And so, all I'm saying is, if that is how we did it for the others, I would like to see in his contract it be the same.

COUNCILPERSON PARDO: Right.

CHAIRPERSON MILLER-ANDERSON: But we did...

COUNCILPERSON PARDO: Meanwhile, I'd...

CHAIRPERSON MILLER-ANDERSON: ...discuss...

COUNCILPERSON PARDO: ...like to see that [inaudible].

CHAIRPERSON MILLER-ANDERSON: We did discuss, um, and he tried to bring it several times and the meetings were running long and a few times we, we had to take it off of the Agenda but then the one last time, I think it was.., 'cause he had to do it within the 30 or 60 days, to decide upon which type of tool to use. And so, we did eventually go ahead and, and agree to one of the options that were provided for us.

But, [pause], I don't.., I do not wanna see it where we're, you know, making up new rules for this particular Manager when that is not what we've done in the past. If we're gonna stay consistent with what we've done in the past, then that's fine. So, if you are saying that you want to have.., if we can get all of the contracts that we've had before, and if we wanna try to go back as far as 30 years, however we need to go back, Ms. Claudene, will be very busy because from 1987 up until now, we've always had a term. So, I don't think we're gonna find anything before that.

Yes.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

COUNCILPERSON HUBBARD: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: Well, I, I mean, I was the presenter of the Item so I'm kinda presenting but we can...

[Inaudible background comment]

CHAIRPERSON MILLER-ANDERSON: ...go to the comments.

CHAIR PRO TEM DAVIS JOHNSON: Well, before we go.

CHAIRPERSON MILLER-ANDERSON: Go ahead.

CHAIR PRO TEM DAVIS JOHNSON: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CHAIR PRO TEM DAVIS JOHNSON: I made the motion on the tool. We had three options that were presented to us. We looked at those options and I believe that my motion was for Tool A or one.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

CHAIR PRO TEM DAVIS JOHNSON: I, I think it was but I, I do recall making the motion and we, we discussed it because we had it on our Agenda for several meetings. And so, I believe that was maybe three meetings ago. Or maybe two.

CITY MANAGER EVANS: Staff, Staff is trying to pull it up [inaudible]...

CHAIR PRO TEM DAVIS JOHNSON: But, there was a motion. So, here's the position that I would take. Because we, we negotiated. Initially, there was a request for five years, I., that was, that was turned down. Then there was a two year and then we got bogged down in the salary negotiations which was done publicly and the two., the Attorney and Mr. Evans went into the back and resolved that issue. So having said all of that, I would propose that we have the one year contract. He will be coming into, he will be coming into his evaluation. It could be., it...

COUNCILPERSON DAVIS: [Inaudible].

CHAIR PRO TEM DAVIS JOHNSON: We, we...

COUNCILPERSON DAVIS: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: We're gonna do the comments...

CHAIR PRO TEM DAVIS JOHNSON: Oh. I'm sorry.

CHAIRPERSON MILLER-ANDERSON: We'll come back. We'll do the comments, public comments.

COUNCILPERSON PARDO: Is that a motion?

CHAIR PRO TEM DAVIS JOHNSON: No.

COUNCILPERSON DAVIS: Is that a motion?

CHAIRPERSON MILLER-ANDERSON: No, there isn't...

CHAIR PRO TEM DAVIS JOHNSON: Well, they wanna do comments first...

CHAIRPERSON MILLER-ANDERSON: No...

CHAIR PRO TEM DAVIS JOHNSON: ...before we go into...

CHAIRPERSON MILLER-ANDERSON: We're gonna go to...

CHAIR PRO TEM DAVIS JOHNSON: ...deliberation.

CHAIRPERSON MILLER-ANDERSON: ...public comments.

[Inaudible comments]

DEPUTY CITY CLERK BURGESS: We have Bonnie Larson, [pause], Mami Kisner and Ernestine Gordon.

[Inaudible dais comments]

MS. B. LARSON: Must be that Riviera Beach water which is causing amnesia. Certainly, Mr. Evans came to us with three very professional type evaluation forms. Everybody got them, they had a consensus on which one you wanted to use and now people are saying, 'I never say it.'

COUNCILPERSON DAVIS: [Inaudible background comment]

MS. B. LARSON: That is...

COUNCILPERSON PARDO: [Inaudible]...

MS. B. LARSON: ...not true.

COUNCILPERSON PARDO: ...people.

MS. B. LARSON: We all...

COUNCILPERSON PARDO: I said it.

CHAIRPERSON MILLER-ANDERSON: Uh, Ms. Pardo.

MS. B. LARSON: [Inaudible]. Please let me speak for my three minutes, please.

COUNCILPERSON PARDO: Get your story [inaudible].

MS. B. LARSON: Mr. Evans, I believe, came into this situation and I was so impressed. I asked somebody..., I didn't, I didn't get to the interviews because I didn't know about 'em. They were not advertised. Anyhow, I asked someone right after it, 'How'd the interviews go? Did you like this person,' whatever? And I was told he blew everybody away, everybody was blown away by his. I have now had a chance to look at those interviews and I totally, totally agree with that. One person wanted to wait 60 to 120 days, see how things go. That person had previously been fired from Riviera Beach. Another person kinda wanted to keep status quo, you know, 'We're doing good here.' Some people are afraid of change and that's, that's..., all of us maybe are afraid of change a little bit but...

COUNCILPERSON DAVIS: Yes.

MS. B. LARSON: ...we need to open our eyes, we need to look around. Some people come here and say, 'I've lived in Riviera Beach all my life and I'll die here.' Well, I feel sorry for those people. Mr. Evans is a young, energetic, innovative professional. He has travelled around, he has worked in different cities. When you ask him a question, he's got an answer for it. He knows. He's a brilliant, brilliant professional and I don't give compliments lightly. You know that.

People in the City have approached me..., whenever you go out in Rivera Beach, a lot of people approach you, I've heard nothing, nothing but good news. It's like a breath of fresh air. We do the public comments, he's got everybody's name, just like that. Gives you an answer. Sometimes it's only a yes or no answer that's needed but it makes us, the residents, feel much better that we're being included. Somebody is listening to actually what we're saying.

I've never heard of a City Manager being hired without a term contract. It hasn't happened in Riviera Beach that...

[Inaudible dais comment]

MS. B. LARSON: ...I know about. Now, one year is a slap in the face.

UNK. AUDIENCE: Yeah. [Inaudible].

MS. B. LARSON: Ms. Jones was here for 10 years. She should've been fi'..., she shoulda never been hired.

[Inaudible audience comments]

MS. B. LARSON: Don't get me started on that. You've all noticed, whenever you bring up something, he doesn't say, 'This is the way it's gonna be done,' he gives you options, lets you discuss it and in talking about it, you figure out which is the best option. He doesn't come here and say, 'This is the way it's gonna be done,' he gives you options and that's a wonderful thing also. So, to say one, 'Give him one year,' no. The Council wants three years. Mr. Tony Brown wanted three years and the Council at that time, not you, they said, 'Well, we need to show stability, that we, we have someone here. He's not just here on a day to day.' No. We need to lock..., don't listen to this..., we need to lock this guy in while we've got him. During his interview, he said he wanted to bring st'..., stability, transparency, and accountability to Riviera Beach. That's something we sorely, sorely need. Let him do his job. If he wants to reorganize, let him do it. Give...

[Beep]

MS. B. LARSON: ...him the ability to do it and to make some changes, some positive changes in this City. He's innovative, he's just... Let's make a change and let's make a change for the better and give him a decent contract, with a two or three year..., I would say three..., year contract. We can fire anybody at any time but to do a day to day, that's an insult and we should not let a professional of this caliber out of our reach.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Next.

[Audience clapping]

CITY CLERK ANTHONY: Mami Kisner, Ernestine Gordon.

MS. M. KISNER: Good evening. Mami Kisner.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MAYOR MASTERS: Good evening.

MS. M. KISNER: Hello, everyone.

MAYOR MASTERS: Hello.

MS. M. KISNER: I know you missed me but I'm back.

[Chuckles]

MAYOR MASTERS: Not really.

MS. M. KISNER: First...

MAYOR MASTERS: [Chuckles].

MS. M. KISNER: Thank you, Mayor.

MAYOR MASTERS: Just kidding.

MS. M. KISNER: Madam Chair, Mayor...

MAYOR MASTERS: Yes.

MS. M. KISNER: ...and the Board, thank you for allowing me to speak this evening.

I am back because I have had a tremendous outflow of calls from residents of the City of Riviera Beach and they are all talking about the new City Manager in a very positive way. So, I wanna welcome you, Jonathan Evans. You are, to me, a, a wealth of fresh air because at least you are listening. I'm hearing and they're telling me you have an open door, not only to the residents but to community leaders, as well as employees. That's a great first. Second of all, I'm.., I walked in the room and I was absolutely floored 'cause I haven't been here in a long time and I see every director that we have begged for, that I begged for, for the last five years. When there were questions that came up the City Manager could not answer those questions for the Council and they had to run and try to find somebody or they never answered the questions. I came fighting for proper water for the residents of the City, that's what brought me here many, many years ago and I'm still gonna fight for it because we have babies and seniors still not getting what they should get. And so, I think it is incompetent...

MAYOR MASTERS: Mhmm.

MS. M. KISNER: ...on leaders to not give a contract when you have allowed someone, and no pun intended, for 10 years, to almost destroy this City.

UNK. AUDIENCE: Yeah.

MS. M. KISNER: And, I love everybody but the fact of the matter is, if you sit there as leaders, a year is not enough time to give somebody an opportunity to do their job. If a

year was that reason..., I mean, was that fact, then you would be there just for a year. You would not be there for three years that you fought for. So, you owe that to the residents of the City, to be real leaders and take a stand and vote for someone who is at least making changes. Any change is better than what the residents have had for a long time.

So, on behalf of the many people that you know I know, 50% of our membership, and they are major landowners in this City, we are glad to see some changes, whether it's Mr. Evans or whoever, but you put him in and we're seeing the changes, give the man a chance to do his job...

MAYOR MASTERS: Yes.

MS. M. KISNER: ...and show true leadership. And for those who fought so hard for some of the people who were here, almost destroying the City for 10 years, you need to rethink how you're looking at this process and giving a new person, without judging them, an opportunity. Members of the community will make themselves available, not only in the City but in the county and I am one of them, to try to...

[Beep]

MS. M. KISNER: ...help in any way I can to bless this City. And I continue to pray for all of you.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

MAYOR MASTERS: Thank you.

CHAIRPERSON MILLER-ANDERSON: Who's next?

CITY CLERK ANTHONY: Ernestine Gordon and then Edwin Ferguson.

MAYOR MASTERS: He left.

MS. E. GORDON: My name is Ernestine Gordon. Mr. Evan', we are so glad to have you. You're the best that ever happened to Riviera Beach. I don't care what no one say'. And the Councilmen sittin' up there and I, be honest with you, I think you're afraid of change, that's your problem. You're afraid of, of change. He is well-equipped. He's surrounded. I have never seen..., even, the people watch TV, the ladies I talk to, they're glued to Channel 18. I run into them in the grocery store, they're talking about Mr..., ya'll new Manager. [Stammer]. They didn't know his name, the Manager. They, they be talkin' about him all the time, anytime I run into someone.

MAYOR MASTERS: Hmm.

MS. E. GORDON: And you all Councilmen's up there, ya'll have three years and you got the audacity wanna give him a year. Why don't you..., he need' five years. You..., we had someone up there that didn't know they' head from their toes and they had 'em up there for 10 years.

UNK. AUDIENCE: That's right.

MS. E. GORDON: And you slept and you went along, because [inaudible] you like what was going on. This man bringing something to Riviera Beach.

MAYOR MASTERS: Yes.

MS. E. GORDON: We want a change, it's time.

MAYOR MASTERS: Yes.

MS. E. GORDON: So, let's face the reality. And you know sometime, when someone else is well-equipped in another.., different varies of fields, you can learn somethin' from 'em, if you...

MAYOR MASTERS: Yes.

MS. E. GORDON: ...just use that common sense that God gave you.

MAYOR MASTERS: Yes.

MS. E. GORDON: Just think about it, because he ain't goin' nowhere. Before he go anywhere, we're gonna get rid of ya'll, 'cause he ain't goin' nowhere.

MAYOR MASTERS: Yes.

MS. E. GORDON: 'Cause the people [stammer] done said it.

MAYOR MASTERS: Yes.

MS. E. GORDON: They said that and they mean exactly what they say.

MAYOR MASTERS: Yes.

MS. E. GORDON: If it mean to get rid of ya'll, we're gonna keep him. And...

MAYOR MASTERS: Yes.

MS. E. GORDON: ...that's a promise.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

MAYOR MASTERS: Yes.

CHAIRPERSON MILLER-ANDERSON: Next. Mr. Ferguson.

CITY CLERK ANTHONY: Edwin Ferguson and Mary Brabham.

MAYOR MASTERS: Attorney Ferguson had to leave but he made his position clear on the record that he's in favor of a contract.

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

MAYOR MASTERS: A decent one.

CITY CLERK ANTHONY: Mary Brabham and Mozel Jackson.

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

City Manager, Jonathan Evans, nice that you're sitting up there to hear the accolades. Not because that we're impressed but we're..., we are say' what is right.

MAYOR MASTERS: Hmm.

MS. M. BRABHAM: Mami hit the hammer on the, the, uh, the...

[Inaudible dais comment]

MS. M. BRABHAM: ...nail on the head.

MAYOR MASTERS: [Chuckle].

MS. M. BRABHAM: I've talked with some county administrators and I'm gonna say this, Verdenia Baker, we advocated for her. Some of the Commissioners told me, said, 'Ms. Brabham, we told her to do her job.' And that's the same thing that we, as residents, would like for you all to do with Mr. Evans. Give him the tools and let him do his job. You're afraid of a public administrator. That's, that's the key here because you have someone that have come in that possess professionalism, that skillfulness, that's willing to challenge us all to rise to the occasion where we need to be. And this is what you, as a Board, should want. When, when the residents says that you all have two or three years, yes, they're, they're disgusted, they want you back at two years but you wanna give him a year?

CHAIR PRO TEM DAVIS JOHNSON: I didn't finish my comment [inaudible].

MS. M. BRABHAM: Don't [stammer], don't do that. We can rise above all of this.

CHAIR PRO TEM DAVIS JOHNSON: [Inaudible] comment.

MS. M. BRABHAM: Yes, you did.

CHAIR PRO TEM DAVIS JOHNSON: What I'm saying...

MS. M. BRABHAM: You did vote...

CHAIRPERSON MILLER-ANDERSON: Wait, wait, wait.

CHAIR PRO TEM DAVIS JOHNSON: I'm just saying I didn't have a chance...

CHAIRPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM DAVIS JOHNSON: ...to finish the comment.

MS. M. BRABHAM: I, I, I but, but okay, okay. She took some of my minutes so, but that's okay.

CHAIR PRO TEM DAVIS JOHNSON: No, no, no.

MS. M. BRABHAM: Okay. Okay.

CHAIR PRO TEM DAVIS JOHNSON: You can have your time, Ms. Brabham.

MS. M. BRABHAM: I know, I'm just saying, you know, you suggested a year.

CHAIR PRO TEM DAVIS JOHNSON: But I hadn't finished the statement...

MS. M. BRABHAM: I know.

MAYOR MASTERS: Point of order.

MS. M. BRABHAM: But it's clarity here.

CHAIR PRO TEM DAVIS JOHNSON: Yes, ma'am.

MS. M. BRABHAM: Ms. Pardo, we said it's gonna be okay.

UNK. AUDIENCE: [Inaudible].

MS. M. BRABHAM: It's gonna be okay. TD Davis, has always acted like a little kid because he likes having his way but this is not any of you all's way up here. This is the City's way and the City comprises of the citizens and the citizens has spoken because see, all of them will go. All of them will come, they will come and they will go. Just like you will come and go. But we ask that you do what is right here. Never in this City here that we have never had a City Manager without a term contract. Never. Now, you can find all the records it is. When, when, when, when, when Ruth Jones was here, we asked Ruth Jones not to put in two assistant City Managers.

MAYOR MASTERS: Hmm.

MS. M. BRABHAM: She did a deputy and Assistant City Manager. All we need is one Manager and one Assistant ...

[Beep]

MS. M. BRABHAM: ...Manager. And we ask that that be lived up to now because we are tired. The residents have spoken and we ask that you respect us so we can respect you. We want to work with you, not just you but we want to work with Mr. Evans because we, we know and we feel as if that, that perception of who we are, we can be upgraded because it's so much of scandalous in this City, it's disgusting.

CHAIRPERSON MILLER-ANDERSON: Thank you...

MS. M. BRABHAM: And we can...

CHAIRPERSON MILLER-ANDERSON: ...Ms. Brabham.

MS. M. BRABHAM: ...rise about this.

Thank you.

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

CITY CLERK ANTHONY: Mozel Jackson and Amon Yisrael.

MS. M. JACKSON: Good evening.

CHAIRPERSON MILLER-ANDERSON: Good evening.

MAYOR MASTERS: Good evening.

MS. M. JACKSON: My name is Mozel Jackson.

MAYOR MASTERS: Yes, ma'am.

MS. M. JACKSON: And I'm here to impress upon the Council to give the City Manager a term of at least three years. You have three years and it's no less than [pause] real, to give him at least that amount of time. And you see what he's already done. He's not just sitting, he's working to improve on the City. And so, I don't know why you think that you gotta sit down with him when you see he's already working and what he's already doing. It just doesn't make sense. So, let's just do what we need to do and give Mr. Evans at least [sic] three-year contract so he can continue to do the work that he's doing.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you.

MAYOR MASTERS: Thank you. Yes, [inaudible].

CHAIRPERSON MILLER-ANDERSON: Alright. Who's next?

MAYOR MASTERS: Amon.

CHAIRPERSON MILLER-ANDERSON: Mr. Amon, you're passing? Okay. Next. Anyone else?

DEPUTY CITY CLERK BURGESS: That was it.

CHAIRPERSON MILLER-ANDERSON: Alright. Alright, so back to the Council. Ms. Davis Johnson, did you want to pick up from where you left off?

CHAIR PRO TEM DAVIS JOHNSON: Yes. So...

CHAIRPERSON MILLER-ANDERSON: Okay.

CHAIR PRO TEM DAVIS JOHNSON: ...I was simply stating, you know, I just think in terms of the contract negotiations, where we were, the discussions that we had with Mr. Evans, Mr. Evans's position as it related to signing the contract without the term. These were all conversations that were had during the negotiation period. I am not, by any

stretch of the imagination, sugges'..., suggesting that Mr. Evans has not come in and held his own feet to the fire with regards to his 150 day plan and making adjustments. We see the adjustments that he's made, we see the work that he's doing, we see the relationships that he's building with the community. I, I see that. I respect that. I just think in terms of his evaluation, when the evaluation comes up, we then have an opportunity to grant a more extensive contract. If it is the pleasure of this Council to grant the two years, I will support the two years but I was just thinking in terms of where we are and where we were with his performance and with, with the contract and going in and doing the evaluation because we each would have an opportunity to evaluate his performance and to make a determination as to where we want to see him move further along the line. So, that was pretty much where I was going with the comment, not to suggest that his time and that his, his efforts and his administrative skills are less than, um, less than stellar because he has been great. I'm just loo'..., I was just looking at all other contracts around the City and, and, and the county and other agencies. It has typically been a two-year contract with a review for evaluation but we were coming up..., we'll be coming up on March 20th qui'..., very quickly and we could make that determination as to how long we wanted to extend his contract moving forward. So, that was where I was going. There has..., there has been, and even on the county side, I believe that there was a two-year contract and then at the end of the two year, there was a review and the extension was then for five years, on, on the county side. When we look at other places, we can certainly..., we can either evaluate it for the year. If you choose not to honor the one year and you wanna go with the two years, I will support that but I don't know that, you know, we need to make sure that it's a good fit. We know that the citizens have..., they adore you and they love what you have brought to the City by way of change. They..., we know that they, they appreciate the open door policy, we know that Staff appreciates that open door policy.

So, if we want to go ahead and put that term in, let's make it two years upon evaluation then we can decide if we want to extend that contract for a multi-year.

CHAIRPERSON MILLER-ANDERSON: Okay.

MAYOR MASTERS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Anyone el'... Go ahead.

MAYOR MASTERS: Thank you. [Pause]. I don't need an evaluation, um, at all. The proof is in the pudding. The work has already been done and the work is being done. And if he has not proven himself since the time that he has been here, I don't know what more we need to look at, in all respect to those that may differ or anything else we need to see. I don't know why Mr. Evans would, would have even put himself in this position with what was offered to him at first. I wouldn't've accepted it at all but I think it shows...

COUNCILPERSON DAVIS: [Inaudible].

MAYOR MASTERS: ...the character of this guy, it shows his willingness to come without a co'..., a real contract. And I remember what he said, he said, 'You know what? I just wanna work. I just wanna work for Riviera Beach.' He's done the work and it's time for this Council to listen to the people.

[Inaudible dais comment]

MAYOR MASTERS: Government is at its best when we understand, 'For the people, by the people, of the people.' It's not what we want, it's what the people want. I have not heard anyone, yet, to come to this microphone that did not advocate for three years. Now, if there's anyone in the audience that feels differently, raise your hand, come out the dark, let, let..., come in the light. This is Sunshine. And I'm talking to the residents. So, that means to me that, if you didn't raise your hand, that means you want Mr. Evans to have three years. I'm holding in my hand the history of City Manager's contracts...

CHAIR PRO TEM DAVIS JOHNSON: [Inaudible].

MAYOR MASTERS: ...in my hand.

UNK: [Inaudible background comment].

MAYOR MASTERS: It is embarrassing.

CHAIRPERSON MILLER-ANDERSON: I got [inaudible].

CHAIR PRO TEM DAVIS JOHNSON: Hmm.

MAYOR MASTERS:...to have someone in this position... Is, is someone talking? I don't talk when others are talking.

CHAIRPERSON MILLER-ANDERSON: You're right. Go ahead.

MAYOR MASTERS: I just wish I had that kind of respect, that others would not do that. But, let me just finish 'cause it distracts me.

Again, I repeat, I hold in my hand this document that shows every City Manager that we've had for the past years, have had a decent contract whether it was two years, whether it was three years, it shows it. So, to do anything different, I think, would just not be right and it wouldn't be fair.

[Inaudible dais comment]

MAYOR MASTERS: Work while it is day for when the night cometh, no man can work. I'm here, the people put me here for three years. I have a three-year contract, with the people. And, uh, they feel that I've done a good job in the past three years, when my time has come, they'll let me know at the poll.

So, Madam Chair, I want to commend you for being courageous and bringing forth something and listening to the people. I had put this on [stammer], thir'..., over 30 days ago and one resident asked me to withdraw it because they wanted to see his work another 30 days. I did that. And because of that, now that that person, and others, have seen it, who can argue against this man? Who can find fault to the point that he does not deserve, now, a three-year contract. I say the time has come that we listen, execute and carry out the will of the people. And I've even asked the audience, 'Anyone feels differently, stand up, raise your hand.'

[Inaudible dais comment]

MAYOR MASTERS: ...and no one has stood up, that's residents of this City which lets me know, as the Mayor of this City, I have..., that I must carry out your wishes and your demand. And if I can't do that, then I don't need to be the Mayor.

Thank you, Madam Chair.

COUNCILPERSON PARDO: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Alright. Go ahead.

COUNCILPERSON PARDO: Me?

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON PARDO: Thank you. Okay. So, we're here tonight because the night that the contract came in front of us, some people decided to negotiate it in public instead of having the Chairperson negotiate the contract and then bring the full contract back to the Council. And, you know, that's why we're here. And, you know, hopefully, we have learned from this and it won't happen again. At this... [Unknown person hands Councilperson Pardo a sheet of paper]. Thank you. So, you know, at this point, I think [pause]. I'm willing to put a motion on the floor to give him a one-year contract. He has to..., we, the Council...

CHAIRPERSON MILLER-ANDERSON: Well, I wanted to say...

COUNCILPERSON PARDO: ...will need to...

CHAIRPERSON MILLER-ANDERSON: ...something [inaudible]...

COUNCILPERSON PARDO: ...give him a review, you know, 30 days prior to that one year being up.

CHAIRPERSON MILLER-ANDERSON: Well, we haven't finished...

COUNCILPERSON PARDO: That's my motion.

CHAIRPERSON MILLER-ANDERSON: We're..., everyone hasn't finished their comments yet.

MAYOR MASTERS: Shameful.

CHAIRPERSON MILLER-ANDERSON: Ms. Hubbard hasn't. So...

COUNCILPERSON PARDO: Right.

CHAIRPERSON MILLER-ANDERSON: ...we'll come...

COUNCILPERSON PARDO: A motion...

CHAIRPERSON MILLER-ANDERSON: ...back to you.

COUNCILPERSON PARDO: ...could go at any time.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON DAVIS: I, I...

CHAIRPERSON MILLER-ANDERSON: ...We'll... Huh?

COUNCILPERSON DAVIS: I'll wait.

COUNCILPERSON PARDO: Alright

COUNCILPERSON DAVIS: I'll second it after [inaudible]...

CHAIRPERSON MILLER-ANDERSON: Mr. Davis and then Ms. Hubbard.

COUNCILPERSON DAVIS: No. I'll, I'll wait to, to second that motion until I hear from...

CHAIRPERSON MILLER-ANDERSON: Okay.

MAYOR MASTERS: Let's listen to...

COUNCILPERSON DAVIS: ...Councilperson...

MAYOR MASTERS: ...the people.

COUNCILPERSON DAVIS: ...Hubbard.

CHAIRPERSON MILLER-ANDERSON: Ms. Hubbard.

COUNCILPERSON DAVIS: I'll wait.

COUNCILPERSON HUBBARD: The [sigh]. Let, let me state my comments clearly. There is nothing that I can say that Mr. Evans hasn't done a good job, that's not my point. My point is that I think to go into a ye'.., one-year contract and then to go back to an evaluation and then extend the contract, I think is kind of ridiculous. What, what, what I require, what I would like to have is an opportunity for an evaluation, for an opportunity to sit down and go over the things. Yes, we have a sampling of people that are here in the audience that have made their statements but there are a whole lot of people out in the community that each and every one of us also talk to and hear from. I think we would.., I think we need to do everybody justice by taking the, taking our time.

And, the other thing that slows me up here is that, we are in the middle of a budget season, a budget session where we're meeting, where we're going over the budget. Where a man's hearts go, so, so his money goes and, therefore, this is just a time where I think that it's just not prudent for us to stop in the middle of the budget session, make a decision about a contract as opposed to taking our time, finishing our budget, evaluating our City Manager and then determining how long that contract is going to be for. But to, but to piddle around with it, one year, two year, come back, evaluate, then give an extensive contract, I don't think that's fair to any of us, I don't think that's fair to the residents. I think

we need to finish our budget, I think we need to take time during that period to evaluate the City Manager. After that, offer a fair and decent and appropriate contract, if that's what we're going to do. I think this hemmin' and hawin' back and forth, one year, two year here, is a, is, is just a, a waste of time. I'd like..., because really, I have been just focusing on the budget because it is such a big animal for us to dissect. And once we finish with that budget, we can take our time or [stammer], or during that time, evaluate the City Manager and then move forward with the contract.

Tho'..., that's just my..., is how I'm looking at it. It's nothing to say that the Manager is doing a bad job or a good job, I'm just saying, hey, all of a sudden, out of the blue, I'm in the middle of a budget, a budget...

[Inaudible background comments]

COUNCILPERSON HUBBARD: ...proposal and then now, hey, let's stop that, let's go into contract negotiations... Excuse me.

UNK. AUDIENCE: The budget has nothing to do with [inaudible].

COUNCILPERSON PARDO: Yes, it does.

MAYOR MASTERS: [Chuckle].

CHAIRPERSON MILLER-ANDERSON: What?

COUNCILPERSON HUBBARD: The con'..., the contract...

COUNCILPERSON DAVIS: Point of order.

COUNCILPERSON HUBBARD: I think, I think it has a lot to...

COUNCILPERSON PARDO: A lot.

COUNCILPERSON HUBBARD: I think it has a lot to do with it.

UNK: I agree with you.

COUNCILPERSON HUBBARD: So, I think that, that's, that's my two cents. Let's finish that, let's evaluate and then let's offer a fair and decent contract.

CHAIRPERSON MILLER-ANDERSON: Okay. Mr. Davis.

COUNCILPERSON DAVIS: I'm, I., I'm just gonna wait.

CHAIRPERSON MILLER-ANDERSON: You're good?

COUNCILPERSON DAVIS: Everyone said enough.

CHAIRPERSON MILLER-ANDERSON: Alright. Well, let me say my point. So, when we hired Mr. Degraffenreidt, the City Attorney, I., Ms. Pardo, I think you made the motion to give him a two-year contract. I don't know that we discussed anything about an evaluation at...

COUNCILPERSON PARDO: [Inaudible]...

CHAIRPERSON MILLER-ANDERSON: ...that time, right?

COUNCILPERSON PARDO: Yeah. But he had 30 years experience, right?

CHAIRPERSON MILLER-ANDERSON: But that had nothing to do with it.

COUNCILPERSON PARDO: Well, I don't know.

CHAIRPERSON MILLER-ANDERSON: So...

COUNCILPERSON PARDO: We have to go back and pull the minutes.

CHAIRPERSON MILLER-ANDERSON: Okay. So, we gave...

COUNCILPERSON PARDO: 'Cause it was on the...

CHAIRPERSON MILLER-ANDERSON: ...him a two-year contract and...

COUNCILPERSON PARDO: Right. It was on the Agenda.

CHAIRPERSON MILLER-ANDERSON: Right. We had a two-year contract for Mr. Degraffenreidt and we did not talk about having an evaluation, we didn't say we need to assess him. He had been away from the municipality for I don't know how many years so we could not really base that on anything. The two-year contract was awarded with no problem. I think.., I do.., I believe that we should... And, and I know you put a motion out there, Ms. Pardo, so I'm gonna let you go back to your motion but I certainly am not in support of a one-year contract. As I said before, from the research that was done on this PowerPoint that was given to me, I did also look at it and, and verified that this information was correct, it has the history of all of the City Managers that we've had over the past 30 years and with that information, we have always given people a term contract. A majority of them have been for the two years. You had a few that were three years but the majority of them were at least two years. And so, I, would not be in support of a one-year contract because I do think that is kinda going away from what we've done in the past and, you know, all of a sudden we come up with these new rules when we want to change things but I certainly think he needs to have a term, I think he should have at least two years, based on what we did for Mr. Degraffenreidt just a year ago. And that is, that's my position on it. But listening to everyone, if everybody's good \with one, that's fine but I think that we have to make sure that when we do things, we do it based on what is right. And we know that he's done his job, he's working. He's doing more in these two or three months that he's been here than...

[Inaudible audience comment]

CHAIRPERSON MILLER-ANDERSON: ...we've had since I've been on the Council in two years. And so, you know, talking about evaluations, I mean, department heads haven't been evaluated in I don't know how long. So, I mean...

[Audience clapping]

CHAIRPERSON MILLER-ANDERSON: ...if evaluations were so important, that's something we should've been talking about across the board.

[Inaudible audience comment]

CHAIRPERSON MILLER-ANDERSON: So, I, like I said, I'm in support of at least a minimum of a two-year contract and.., but being that Ms. Pardo has that motion on the floor, we're gonna go...

COUNCILPERSON PARDO: No.

CHAIRPERSON MILLER-ANDERSON: ...along with...

COUNCILPERSON PARDO: It's not on...

CHAIRPERSON MILLER-ANDERSON: ...her motion.

COUNCILPERSON PARDO: ...the floor.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: You, you...

CHAIRPERSON MILLER-ANDERSON: So...

COUNCILPERSON PARDO: ...said, uh, you know, you...

CHAIRPERSON MILLER-ANDERSON: Alright. So...

COUNCILPERSON PARDO: ...wanted to hear the rest...

CHAIRPERSON MILLER-ANDERSON: ...are you taking it...

COUNCILPERSON PARDO: ...of the contracts.

CHAIRPERSON MILLER-ANDERSON: ...back? Are you ta'.., are you saying you.., it's...

COUNCILPERSON PARDO: Um, you did'...

CHAIRPERSON MILLER-ANDERSON: ...not there anymore?

COUNCILPERSON PARDO: No. You did...

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: ...not allow that motion to move forward.

CHAIRPERSON MILLER-ANDERSON: Okay. Do you wanna put it out there or no?

COUNCILPERSON PARDO: No, I don't.

CHAIRPERSON MILLER-ANDERSON: Okay. Do we have anyone else that would like to make a motion?

COUNCILPERSON DAVIS: Madam Chair?

CHAIRPERSON MILLER-ANDERSON: Go ahead.

COUNCILPERSON DAVIS: Here's... You know, enough's..., a lot has been said.

CHAIRPERSON MILLER-ANDERSON: Mhmm.

COUNCILPERSON DAVIS: The reality of it is, let's talk about history once again. At no point.., I did my research as well, did, at any time, did a City Manager's contract was discussed in the middle of a budget cycle.

COUNCILPERSON PARDO: Right.

COUNCILPERSON DAVIS: Yes, we all have to deal with the day to day operations with our City Manager and he deals with Staff. Please allow us all, just like Councilperson Hubbard stated, to do.., go through the budget and do a complete evaluation so we can give him a much more effective contract at that time, so be it. But to come and [pause]... This is different. And I'm not gonna support that. Me personally, I'm prepared to support a motion that we wait 'til we get through the budget cycle, which is usu'.., typically in October and we, we do an evaluation at that time.

And that's a motion.

CHAIRPERSON MILLER-ANDERSON: That was a motion? Okay...

COUNCILPERSON PARDO: Second.

CHAIRPERSON MILLER-ANDERSON: ...we have a second? Alright.

MAYOR MASTERS: I don't understand the purpose of evaluation, what's [inaudible] do with it?

CHAIRPERSON MILLER-ANDERSON: Alright. We have a motion and a second. Madam Clerk.

MAYOR MASTERS: It's irrelevant.

CITY CLERK ANTHONY: Councilperson Pardo?

COUNCILPERSON PARDO: Yes.

CITY CLERK ANTHONY: Councilperson Davis?

COUNCILPERSON DAVIS: Yes.

CITY CLERK ANTHONY: Pro Tem Davis Johnson?

[Pause]

CHAIR PRO TEM DAVIS JOHNSON: No.

CITY CLERK ANTHONY: Councilperson Hubbard?

COUNCILPERSON HUBBARD: Yes.

CITY CLERK ANTHONY: Chair Miller-Anderson?

CHAIRPERSON MILLER-ANDERSON: No.

CITY CLERK ANTHONY: That motion is approved with Councilpersons Davis Johnson and Miller-Anderson dissenting.

CHAIRPERSON MILLER-ANDERSON: Alright.

CHAIRPERSON MILLER-ANDERSON: DISCUSSION BY THE CITY MANAGER

CITY MANAGER EVANS: I, I don't have anything specific to say but I, I just do want to say, with respect to the, the discussion, my sole intent and sole purpose is to be the City Manager of Riviera Beach. That, that's all I wanna do and so...

[Inaudible dais comment]

CITY MANAGER EVANS: ...I did accept the terms and conditions of the contract with the intent of just let the work do the talking. And, regardless if it's two years, two months, two weeks, 20 years, I'm still gonna bring the same work ethic and quality to the organization, 'cause that's how I'm programmed. And, I wanted to be a City Manager at 19 and I'm more excited about the opportunity to serve as the City Manager here than my previous experience. So, I'm looking forward to, you know, positive things continuously moving forward and I'm looking forward to being a part of the organization and part of the team.

And that concludes my comments.

[Audience clapping].

CHAIRPERSON MILLER-ANDERSON: Thank you.

DISCUSSION BY THE CITY ATTORNEY

CHAIRPERSON MILLER-ANDERSON: Mr. Attorney, do you have any comments?

CITY ATTORNEY DEGRAFFENREIDT: No, ma'am.

CHAIRPERSON MILLER-ANDERSON: Alright.

CITY COUNCIL COMMITTEE REPORTS

CHAIRPERSON MILLER-ANDERSON: Any City Council Committee Reports?

[Pause]

COUNCILPERSON HUBBARD: [Inaudible].

CHAIRPERSON MILLER-ANDERSON: Well, I do want to say that for the next meeting, I will do a presentation on the committees and the advisory boards that I sit on with the National League of Cities because I did attend a few conferences and I like to be able to bring that information back and share it with the public.

STATEMENTS BY THE MAYOR AND CITY COUNCIL

CHAIRPERSON MILLER-ANDERSON: We'll start with statements by the Mayor and City Council on Ms. Pardo's end and we'll work our way down.

COUNCILPERSON PARDO: Thank you. So, as I mentioned briefly earlier, on Thursday, July 20th, over at the Event Center from 5:00 until 8:00 p.m., I will be holding a symposium, Water Equals Money. It's a landscaping initiative. If you would like to come, please call my office and register. You can call the office at 561-845-3683 or email the office dpardo@rivierabch.com. And also, if you can s'..., if you can send me a photo or two of your yard, I'd appreciate it so I can have the master gardener take a look at it so we'll be able to give you some options on how you can free up some of the water that you're using to landscape your yard.

The other thing, I would like a consensus from the Council to allow me to use a couple of guys from Public Works. I already spoke with Public Works. There are a couple of employees that's would volunteer their time but I may need some equipment from Public Works. So...

COUNCILPERSON DAVIS: For the symposium?

COUNCILPERSON PARDO: Yeah. For the... Not for the symposium, we're gonna go out and we're gonna do a couple yards. So, is there a consensus from the Council to allow me to use some of the Public Works...

COUNCILPERSON DAVIS: [Inaudible].

COUNCILPERSON PARDO: ...equipment? Yeah. I...

COUNCILPERSON DAVIS: Madam Chair?

COUNCILPERSON PARDO: ...I already talked to Brynt.

CHAIRPERSON MILLER-ANDERSON: Go, go ahead. She's finished with her...

COUNCILPERSON DAVIS: No, I think Mr. Evans...

CITY MANAGER EVANS: We, we can provide assistance.

CHAIRPERSON MILLER-ANDERSON: Okay.

CITY MANAGER EVANS: We can, we can provide assistance.

COUNCILPERSON PARDO: Okay.

CITY MANAGER EVANS: Yeah.

COUNCILPERSON PARDO: I just wanted to put it on the record so...

COUNCILPERSON DAVIS: Okay.

CITY MANAGER EVANS: Yeah. That's, that's no problem.

COUNCILPERSON DAVIS: [Inaudible]...

COUNCILPERSON PARDO: And...

CHAIRPERSON MILLER-ANDERSON: Are you finished?

COUNCILPERSON PARDO: No, I'm not.

CHAIRPERSON MILLER-ANDERSON: Okay.

COUNCILPERSON PARDO: And then, the other thing is, I'd like an update on the Ocean Mall. What's going on at the Ocean Mall with the new, you know, people that are leasing it? I'd like an update on that. And [pause]. There was one other thing I was looking for. Oh, the sober home moratorium. So, I sent an email this morning about that. I'd like an update on what's going on there.

CITY MANAGER EVANS: We will be able to provide you an update on both those items.

COUNCILPERSON PARDO: Thank you.

CHAIRPERSON MILLER-ANDERSON: That's it, Ms. Pardo?

COUNCILPERSON PARDO: Yes. Thank you...

CHAIRPERSON MILLER-ANDERSON: Alright.

COUNCILPERSON PARDO: ...ma'am.

CHAIRPERSON MILLER-ANDERSON: Mr. Davis.

COUNCILPERSON DAVIS: I'm gonna be very brief. Tonight was a pretty smooth meeting other than one or two issues but I would like to ask the residents at home to, to continue to be patient and allow this Council to do their jobs and their due diligence. This job require' a lot time and research, it requires great teamwork with all of us. But please understand, we all have a job to do. If someone calls your home to get you started on the issue, listen to 'em. Write down what they're asking you to do and call every Councilmember and set up a meeting with their office and sit down and have a discussion, heart to heart, find out the ins and outs of what's going on and why decisions are being made before you come to the mic so we can work well together so we can get this City to where it needs to be. I'm just encouraging you to contact us all, if you have an issue, so we can resolve these issues before we get on TV because what's happening is, I see it a

lotta times, people come to the microphone, and they have that right and I wanna see you to continue to do that but someone calls you and they tell you this. But they never tell you to call each Councilmember to have a discussion. They will ask you to come to the mic to say something without you doing your own research. So, I'm asking, whether we're wrong or right, just give us a call and we can at least talk about it. And so, if you can talk about it, the City can grow and breed from there.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Thank you. Ms. Davis Johnson.

CHAIR PRO TEM DAVIS JOHNSON: Yes. I would like to have an update with regards to the request for the meeting that I asked to be scheduled for the wall on MLK between Australian and PBOH, President Barack Obama Highway. I'd like to know where we are with that meeting. And then I also wanted to follow up on the, the Monroe Heights survey, the letter and the final disposition of that so that we can get that resolved because I was aware that we lost quite a bit of funding in the budget, the state's budget. There was only one allocation of dollars that was, that was left for us and I think it was to the tune of maybe \$500,000. And so, I just don't wanna see us lose..., not your dollars. No, no, no. I'm talking about in this year's budget, there were quite a few things that were proposed for the City of Riviera Beach but those things were pulled out when they did their restructuring and reorganizing of the budget. So, just wanna make sure that we don't lose it for the Monroe Heights project. And where..., did we get the memorandum out to the citizens, and the survey, Mr. Evans? Did that...

CITY MANAGER EVANS: We, we provided Councilwoman Hubbard with that after the budget session on Friday. So, she has just began to review the letter but as soon as we get that okay, we'll be able to send out that letter.

CHAIR PRO TEM DAVIS JOHNSON: Okay. And we'll be having that meeting in the next two weeks?

CITY MANAGER EVANS: That's the hope. We're working with Councilwoman Hubbard's office to, to solidify that date.

CHAIR PRO TEM DAVIS JOHNSON: Okay. And then, I wanted to [pause]. There was one other thing. We're, we're working diligently to solidify the groundbreaking for the Community Center. So, we will look to have that scheduled July 29th, on site. And I believe we are polling, we're asking the Manager's office to make sure that the Members of the Council are available, June tw'..., July 29th at 11:00 a.m.

COUNCILPERSON PARDO: Did he just mention that was the Mangonia Park?

CITY MANAGER EVANS: The 26th, July 26th.

CHAIR PRO TEM DAVIS JOHNSON: No. It's the 26th. The 29th...

CITY MANAGER EVANS: Yeah.

CHAIR PRO TEM DAVIS JOHNSON: ...is a Saturday at 11:00.

CHAIRPERSON MILLER-ANDERSON: 29th or 26th?

UNK: 20'...

CHAIR PRO TEM DAVIS JOHNSON: 29th.

CITY MANAGER EVANS: 29th.

CHAIRPERSON MILLER-ANDERSON: 29th.

CITY MANAGER EVANS: And there's a meeting on the 26th.

CITY CLERK ANTHONY: At 11:00 to 1:00.

CHAIRPERSON MILLER-ANDERSON: Okay. That's it?

CHAIR PRO TEM DAVIS JOHNSON: Yes, ma'am.

CHAIRPERSON MILLER-ANDERSON: Okay. I, I just want.., let me just say this 'cause ya'll are not gonna get me with the 10:00 o'clock thing, so let me just say this...

[Inaudible audience comment]

CHAIRPERSON MILLER-ANDERSON: ...about the [chuckle]... Yeah. I know. The Community Benefits, Mr. Degraffenreidt, I had inquired about that. The signature line for the Chairperson, on the bottom of the second page, and I inquired about whether or not that was absolutely necessary being that the Council are the ones that approve it. I don't approve it as Chairperson. And so, through that discussion, Mr. Degraffenreidt recommended that it be removed because it is not in line with what the Resolution stated. And so, I just want to see if that is something that can be done administratively or does that need to come before the Board for us to have that line removed? Because, at the end of the day, the entire Council are the ones that are approving it, not the Chairperson.

CITY ATTORNEY DEGRAFFENREIDT: It can be done administratively.

CHAIRPERSON MILLER-ANDERSON: Okay. So, Mr. Evans, please remove that part at the bottom there. And you all, you know what I'm talking about, right?

CHAIR PRO TEM DAVIS JOHNSON: Mhmm.

COUNCILPERSON HUBBARD: Yes.

CHAIRPERSON MILLER-ANDERSON: Okay. Alright. That's it for me.

Thanks.

COUNCILPERSON HUBBARD: Quickly. The residents from 13th Street in Federal Gardens.., Mrs. Davis Johnson, as well as Mr. Evans, they.., I got a call about the trucks that are still coming through there. I don't know if we can have a bigger sign or speed trap or write some tickets or what do we have to do to keep them, not only the UPS trucks that are coming through, I understand that we have the tractor trailers that are also coming

through 13th Street. I wasn't aware of the tractor trailer piece. I was aware, however, of the UPS and I was hoping that we can give some'... And I see the Chief coming so I'll..., I'll pause right there. Go ahead, Chief.

POLICE CHIEF WILLIAMS: [Stammer]...

CHAIR PRO TEM DAVIS JOHNSON: If I may, Madam Councilwoman? We have been working with the Chief of.., with the Chief of Police and with the City Manager's office for the last nine months. They will stop, then they wi'.., you know, they will take another route. So, I've asked the Chief and the City Manager to meet with UPS, provide them with the information and to ask them to cease and desist going through the community. We just were trying to figure out how do we address the tractor trailers because we can mandate UPS, in some shape, form or fashion. I know that the Chief and the City Manager were planning to meet but I'll let him further explain, but we've been working on it.

CHIEF OF POLICE WILLIAMS: Well, the truck, the truck restrictions are in place so we can, we can attack both issues, the tractor trailers and the UPS drivers. We currently have recorded the activities through the neighborhood with our surveillance systems. I have reached out to the [pause] manager at UPS. He's looking forward to meeting with us. I have to coordinate the date with the Manager's calendar but they have been noticed. And, uh, we didn't wait on the meeting 'cause I told him that this is increasing and we've had stops and starts and we just can't tolerate it anymore. So, he and I have also talked about the possible details of officers. I don't particularly like human traffic control devices so we're exploring other ways. Then, we'll have to differentiate between those vehicles that are in the neighborhood making deliveries because we have stores that need to be serviced and also, UPS packages that need to be delivered in the [chuckle], in the neighborhood.

So, he's aware..., the, the manager is aware of operations there, both of them and they're willing to work with us finding..., whatever that sustaining solution is going to be. I hate it to be us writing tickets to a good corporate partner and we're working hard not to have that. But, I've expressed to them that the stops and starts, as you indicate, they'll get better for a while, we can't have. And I think they're committed to it.

So, Mr. Manager, as soon I get that.., I'll, I'll get a series of dates but they're willing and they're ready to, to have the discussion so...

COUNCILPERSON HUBBARD: Chief?

POLICE CHIEF WILLIAMS: ...and we'll work out something.

COUNCILPERSON HUBBARD: Chief, about the tractor trailers. Can we mail them tickets? You know, sometimes people just, even if we don't stop 'em, or if we get there..., I know you, you said the su'.. from the surveillance devices, maybe if we ticket those vehicles or they find themselves with a ticket, that, that might be a deterrent from them. And not to say that the tractor trailers aren't good corporate partners too but we don't have a headquarters to have a conversation with, like we have with the UPS corporation.

POLICE CHIEF WILLIAMS: Well, absolutely. Enforcement is, is going to be a component of whatever our strategies, um, sustaining strategies are. So, and, and we'll start.., and we'll.., we haven't waited to start that. So...

COUNCILPERSON HUBBARD: Okay. And, and.., I'll... Okay. And that's fine. I'll thank you because the Mayor has pointed out that he only has a few minutes to...

CHAIRPERSON MILLER-ANDERSON: Right, right.

COUNCILPERSON HUBBARD: ...to, to, to, to sum his up and I wanna finish mine for sure.

Thank you, Chief. The...

CITY MANAGER EVANS: [Inaudible]... If anything, we'll FedEx them the tickets.

COUNCILPERSON HUBBARD: Okay.

[Chuckles]

COUNCILPERSON HUBBARD: No. We'll send 'em by UPS. [Chuckle]. What.., the, the other thing that I wanted to say is that I want the residents to understand that, by no means are we advocating, am I advocating to do away with the Code Enforcement Department. What I am saying is that we want to make sure that everyone who owns their home, continues to enjoy that home and that we can help you make it be the best place that it can be and to bring it, and bring it up to compliance.

And I want everybody to know that the City of Riviera Beach has done everything that the Health Department has asked us to do to bring the water up to speed. We have, in our capital budget, water projects for the entire City. We are well aware of the infrastructure needs of our City and we're working diligently to replace the infrastructure throughout the city of Riviera Beach.

Thank you and goodnight.

CHAIRPERSON MILLER-ANDERSON: Alright. Mr. Mayor.

MAYOR MASTERS: Madam Chair, three minutes. I think I can do it. I want to...

CHAIRPERSON MILLER-ANDERSON: [Inaudible].

MAYOR MASTERS: ...commend.., I wanna say to the Chief that I had an opportunity to observe Major Walker in action last night. He did a great job, I was so happy to see the majors out in the field and that's what I, that's what I'm saying that if we're gonna have all of these captains and majors, then they all need to be working out in the field. We have too many chiefs and not enough Indians, so I need to see more Indians on, on the ground.

And last but not least, we must continue to work on our homicide rate. In research today, 2016, we had more homicides than West Palm Beach, that is shameful.

And last but not least, I do not support having a deputy chief. I think that the police chief and the assistant chief is just enough. We're too top heavy, top heavy and we would like to ask the City Manager to look into how we can restructure things to get more Indians on the ground or.., and also, get more of the captains and majors and.., and we have 26 sergeants, or twenty something, get everybody working and I think we can... And, of course, with the PAL program that Danny Jones and I saw, and others, in Philadelphia, we saw PAL programs and how they reduced the crime and violence in the neighborhood where there were PAL centers, 39% and I mentioned it earlier, last Friday. So, we wanna continue to look at the PAL programs to see how we can reduce the crime and violence in this City. And once again, we've got to have more men and women on the ground and get some others, others that are behind desks working and walking those streets, like we saw in Camden.

Thank you.

CHAIRPERSON MILLER-ANDERSON: Alright. Well that concludes our meeting.

ADJOURNMENT

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

CHAIR PRO TEM DAVIS JOHNSON: So moved.

CHAIRPERSON MILLER-ANDERSON: Do we have a second?

[Inaudible dais comment]

[Gavel]

[End of video/audio]

City Employees, Public Comment Speakers and Others

ASSISTANT CITY ATTORNEY LINA BUSBY.....	ASSISTANT CITY ATTORNEY BUSBY
INTERIM PURCHASING DIRECTOR RICKEY LITTLE	INTERIM PURCHASING DIRECTOR LITTLE
FREDERICK JAMES.....	MR. F. JAMES
CHIEF OF STAFF DEBRA ISAACS.....	CHIEF OF STAFF ISAACS
PARKS & RECREATION DIRECTOR RICHARD .. BLANKENSHIP	PARKS & RECREATION DIRECTOR BLANKENSHIP
WEST PALM BEACH FISHING CLUB..... TOM TWYFORD	MR. T. TWYFORD
PUBLIC WORKS DIRECTOR BRYNT JOHNSON	PUBLIC WORKS DIRECTOR JOHNSON
COMMUNITY DEVELOPMENT DIRECTOR TERRENCE BAILEY	COMMUNITY DEVELOPMENT DIRECTOR BAILEY
HOUSING AUTHORITY JOHN HURT	MR. J. HURT
HOUSING TRUST GROUP BRIAN FEENEY	MR. B. FEENEY
HUMAN RESOURCE DIRECTOR BRUCE DAVIS	HUMAN RESOURCE DIRECTOR DAVIS
BONNIE LARSON.....	MS. B. LARSON
BRUCE GUYTON	MR. B. GUYTON
POLICE CHIEF CLARENCE WILLIAMS.....	POLICE CHIEF WILLIAMS
JOHN MILLER	MR. J. MILLER
LLOYD BROWN.....	MR. L. BROWN
FELICIA WILDER.....	MS. F. WILDER
EZEKIEL EDMONDS, III	MR. E. EDMONDS, III

WILLIS WILLIAMS	MR. W. WILLIAMS
MARY BRABHAM	MS. M. BRABHAM
EDWIN FERGUSON	MR. E. FERGUSON
MAMI KISNER	MS. M. KISNER
ERNESTINE GORDON.....	MS. E. GORDON
MOZEL JACKSON.....	MS. M. JACKSON

APPROVED:

THOMAS A. MASTERS
MAYOR

KaSHAMBA L. MILLER-ANDERSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

TONYA DAVIS JOHNSON
CHAIR PRO TEM

LYNNE L. HUBBARD
COUNCILPERSON

DAWN S. PARDO
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

DATE APPROVED: **AUGUST 2, 2017**

CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY

Meeting Date: 8/2/2017

Agenda Category: CONSENT RESOLUTION

Subject: A resolution authorizing the Mayor and City Clerk to execute an Extension of Facilities Agreement between the City and the Florida Public Utilities Company in the amount of \$103,655 to provide gas main extensions on Ardmore Way, Manor Drive, Singer Drive, Powell Drive and Morse Drive; authorizing the Director of Finance and Administrative Services to make payment from account number 311-1127-541-0-6351.

Recommendation/Motion: Staff recommends that the City Council approve the attached resolution.

Originating Dept	Public Works	Costs	\$103,655.00
User Dept.	Public Works	Funding Source	
Advertised	No	Budget Account Number	311-1127-541-0-6351
Date			
Paper			
Affected Parties	Not Required		

Background/Summary:

The Public Works Department was nearing the completion of the roadway improvement designs of Ardmore Way, Manor Drive, Singer Drive, Powell Drive and Morse Drive when a community meeting was held with residents to update them on the progress of the planned improvements. During the community meeting, residents inquired as to whether gas mains could be installed as a part of the project. City staff noted the request and made contact with the Florida Public Utilities Company (FPU) with respect to having the gas mains installed within the proposed project boundaries.

After multiple discussions with FPU, it was determined that the installation of gas mains is feasible and that the gas mains can be installed as a part of the roadway improvement project. Based on the size of the main needed to facilitate use by residents, the length of gas main that needs to be installed and the number of customers needing to be served FPU determined that the installation cost would be \$103,655. As a part of the installation fee, FPU will design and install all gas mains within the affected area. FPU will hire its own contractor to install the gas mains and the work will be performed in conjunction with the City's roadway improvement project. After the initial installation, FPU will be responsible for all maintenance and operation of gas mains installed.

Staff requests that City Council approve authorizing the Mayor and City Clerk to execute an Extension of Facilities agreement between the City and the Florida Public Utilities Company in the amount of \$103,655 to provide gas main extensions on Ardmore Way, Manor Drive, Singer Drive, Powell Drive and Morse Drive.

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	\$103,655				
Operating Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
External Revenues	\$0.00				
Program Income (city)	NA				
In-kind Match (city)	NA				
Net Fiscal Impact	\$103,655	\$0.00	\$0.00	\$0.00	\$0.00
NO. Additional FTE Positions (cumulative)					

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Resolution_-_FPU.doc	Resolution	7/13/2017	Resolution
fpu_agreement_7-25-17.pdf	FPU Agreement	7/26/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Community Development	Mitchell, Dorothy	Approved	7/26/2017 - 6:40 PM

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN EXTENSION OF FACILITIES AGREEMENT BETWEEN THE CITY AND THE FLORIDA PUBLIC UTILITIES COMPANY IN THE AMOUNT OF \$103,655 TO PROVIDE GAS MAIN EXTENSIONS ON ARDMORE WAY, MANOR DRIVE, SINGER DRIVE, POWELL DRIVE AND MORSE DRIVE; AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO MAKE PAYMENT FROM ACCOUNT NUMBER 311-1127-541-0-6351; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has finalized the roadway design plans for the reconstruction of Ardmore Way, Manor Drive, Singer Drive, Powell Drive and Morse Drive; and

WHEREAS, the residents within the affected area requested that gas mains be extended into the community as a part of the proposed construction project; and

WHEREAS, there is a one-time capital cost of \$103,655 for the installation of the gas mains with all required future maintenance being the responsibility of Florida Public Utility; and

WHEREAS, the City is required to enter into agreement with the Florida Public Utilities Company to install the requested gas mains within the project limits.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

SECTION 1. The City Council authorizes the Mayor and City Clerk to execute the Extension of Facilities Agreement between the City and the Florida Public Utilities Company for extension of gas mains into the proposed residential area.

SECTION 2. The Director of Finance and Administrative Services is authorized to make payment in the amount of \$103,655 from account number 311-1127-541-0-6351.

SECTION 3. That this resolution shall take effect immediately upon its passage and approval by City Council.

PASSED AND APPROVED this _____ day of _____, 2017.

APPROVED:

THOMAS A. MASTERS
MAYOR

KaSHAMBA MILLER-ANDERSON
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY
CERTIFIED MUNICIPAL CLERK
CITY CLERK

TONYA DAVIS JOHNSON
CHAIR PRO TEM

LYNNE L. HUBBARD
COUNCILPERSON

DAWN S. PARDO
COUNCILPERSON

TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: _____

SECONDED BY: _____

L. HUBBARD _____

K. MILLER-ANDERSON _____

T. DAVIS JOHNSON _____

D. PARDO _____

T. DAVIS _____

REVIEWED AS TO LEGAL SUFFICIENCY

ANDREW DEGRAFFENREIDT
CITY ATTORNEY



Extension of Facilities Agreement

This agreement, executed in duplicate as of the _____ day of _____, by and between Florida Public Utilities Company, a Florida Corporation, hereinafter referred to as the "Utility", party of the First part, and City of Riviera Beach, hereinafter referred to as the "Consumer", party of the Second part witnesseth:

Whereas, the Consumer is desirous of securing an extension or increase of the facilities of the Utility as hereinafter described; and whereas, the Utility is willing to make such an extension or increase;

Now, therefore, in consideration of the respective and mutual covenants and agreements contained herein and hereinafter set forth, the parties hereto agree with each other as follows:

1. The Utility will extend or increase its facilities as follows:

FPU will install 6,060 feet of 2" GM in the easement of the following streets: Morse Blvd., Manor Dr., Ardmore Way, Powell Dr. and Singer Dr.

The Utility will commence the extension or increase of its existing facilities forthwith after the execution of this agreement and use its best efforts to complete the extension or increase of its facilities as soon as reasonably possible provided, however, that the parties expressly agree that the Utility shall not be liable or responsible for any delay caused by or resulting from shortages or unavailability of material or labor, or for any other hindrance or delay beyond the control of the Utility.

2. To compensate the Utility for the cost and expense of the aforesaid extension or increase of its facilities in accordance with the Utility's with the Utility's Rules and Regulations for extensions, the Consumer simultaneously with the execution of this agreement has paid to the Utility the sum of \$103,655.00 the receipt of which hereby is acknowledged by the Utility. The parties agree that said sum was paid by the Consumer to and received by the Utility in accordance with the Utility's Rules and Regulations for service requiring extension of facilities within the service area of the Utility in Palm Beach. The Utility's Rules and Regulations as filed with and approved by the Florida Public Service Commission are made a part of this Agreement.

3. The parties agree that the refund provision as set forth in the Utility's approved Rules and Regulations; 7 part B, paragraph 2, shall be exercised according to option (a) at the end of the initial year of service or (b) at the end of the initial four years of service. The estimated annual gas revenue less cost of gas used to determine the amount paid in item (2) above is \$952.06 Consumer agrees that option B is to be used.

4. The parties agree that the utility shall at all times have title to and keep ownership and control in and over the aforesaid extended or increased facilities, including but not limited to all new materials and equipment installed therein; and the parties agree further that the Utility shall have the sole and exclusive right to use the extended or increased facilities for the purpose of serving other Consumers of the Utility.

5. After the extension or increase of the facilities described above, the Utility agrees that subject to all applicable terms, provisions, rights, duties and penalties the Consumer will in the usual manner and at the usual times pay for the utilities and services delivered to the Consumer by means of the extended or increased facilities in accordance with the Company's tariffs filed with and approved by the Florida Public Service Commission.

6. The parties agree that no representation, warranty, condition, or agreement of any kind or nature whatsoever shall be binding upon either of the parties hereto unless incorporated in this agreement; and the parties agree further that this agreement covers and includes the entire agreement between the parties. The parties agree that all covenants and agreements contained herein shall extend to, be obligatory upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns; provided, however, that the Consumer may not transfer or assign all or any part of this Agreement or any right which he may obtain hereunder without first obtaining the written consent of the Utility.

In witness whereof, the parties hereto have executed this Agreement as of the day and year hereinbefore first written.

MKTG. DEPT. USE ONLY
121.2520.1 WCAO
FNA1.00000.2230.2520
SUBLEDGER#

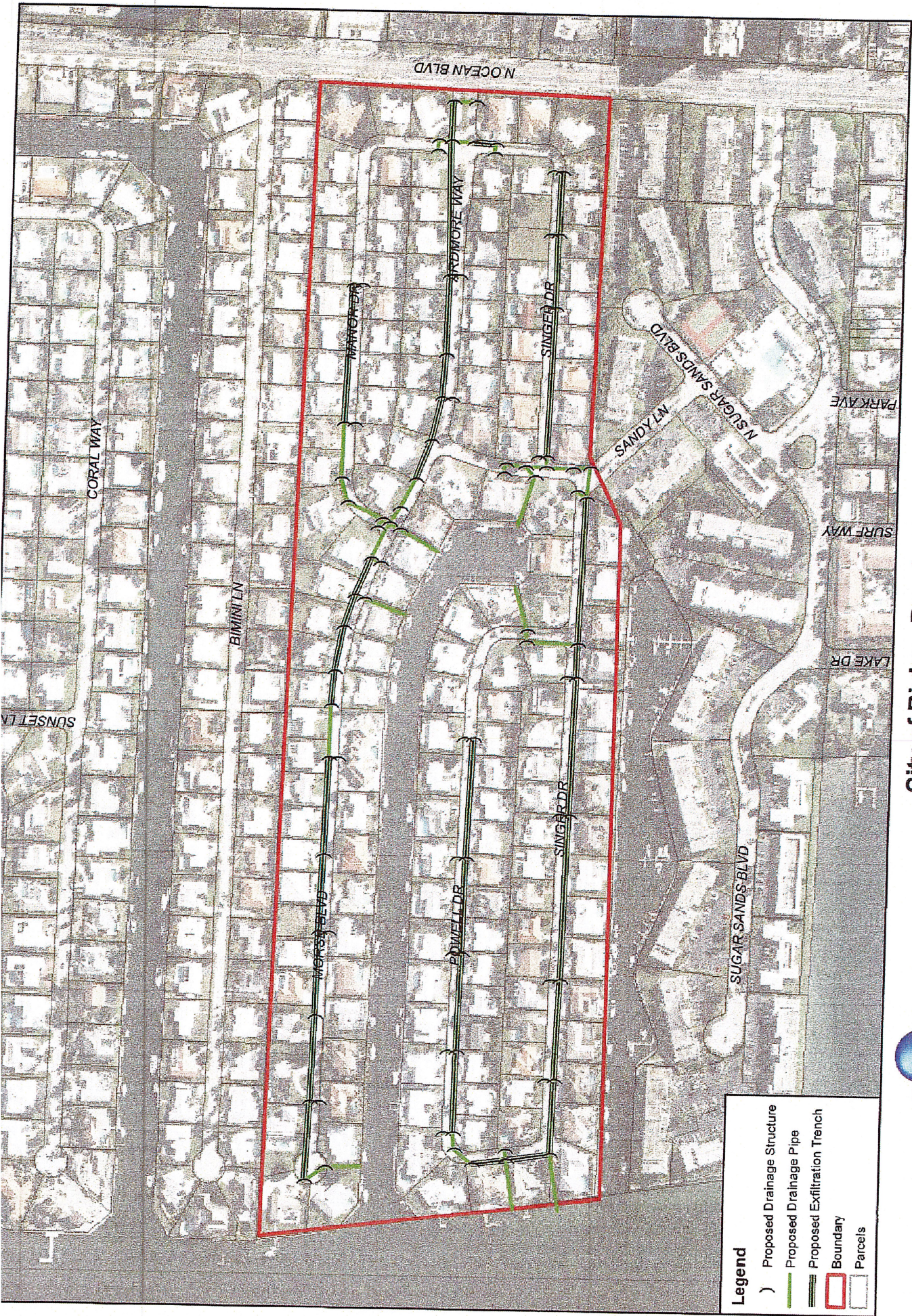
"Utility"
FLORIDA PUBLIC UTILITIES COMPANY

By: _____

Service Address:

1 Morse Blvd
Riviera Beach, FL 33404

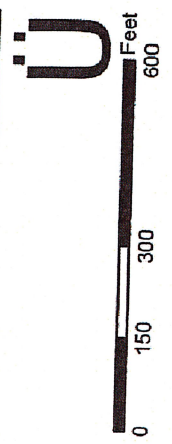
By: _____
Consumer:
Owner:



- Legend**
- Proposed Drainage Structure
 - Proposed Drainage Pipe
 - Proposed Exfiltration Trench
 - Boundary
 - Parcels



**City of Riviera Beach
Singer Island - South
Proposed Drainage Map**



**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 8/2/2017

Agenda Category: PRESENTATIONS

Subject: District 5 Waste Management Donation

Recommendation/Motion: WASTE MANAGEMENT FUNDS APPROVED IN THE
AMOUNT OF \$204.00

Originating Dept	LEGISLATIVE	Costs	204.00
User Dept.		Funding Source	
Advertised	No	Budget Account Number	130-0101-511-5-8301
Date			
Paper			
Affected Parties	Notified		

Background/Summary:

WASTE MANAGEMENT FUNDS TO DE DEFRAID THE COST FOOTBALL AND CHEERLEADER
APPLICATION FEES

Fiscal Years	2017
Capital Expenditures	
Operating Costs	
External Revenues	
Program Income (city)	
In-kind Match (city)	
Net Fiscal Impact	
NO. Additional FTE Positions (cumulative)	

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Waste_Management_Comm._Benefits_2017.pdf	PARKS AND REC	7/21/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
District 5	Davis, Terrence	Approved	7/21/2017 - 12:27 PM
Purchasing	Little, Rickey	Approved	7/21/2017 - 12:36 PM
Finance	sherman, randy	Approved	7/24/2017 - 10:41 AM
Attorney	Degraffenreidt, Andrew	Approved	7/26/2017 - 1:48 PM
City Clerk	Burgess, Jackie	Approved	7/26/2017 - 4:32 PM
City Manager	Evans, Jonathan	Approved	7/26/2017 - 5:24 PM



Waste Management Community Benefits Request for Donations

The City of Riviera Beach, in conjunction with Waste Management Inc. of Florida, has established a Community Benefits Policy, as amended in November 2011. Under the Policy each elected official shall be entitled to designate up to \$15,000 per year (\$7,500 on October 1st and \$7,500 on April 1st) for public purposes. Public purposes include, but are not limited to, charitable events, not-for-profit organizational events or programs and City functions or projects (which may include contributions to the City's Scholarship Fund or the City's Housing Trust Fund). All requests for donations must be presented to the City Council and approved by a majority of the City Council. The City will attempt to process all requests within fourteen (14) days of City Council approval.

Ineligible uses include the purchase of tables at events, campaign contributions, or payment for salaries or operational expenses. Funds cannot be used to cover an elected official's travel, meals, or for his or her personal benefit or gain or for the personal gain of relatives as defined by City Code, the Palm Beach County Code of Ethics, or state statutes, as applicable. Funds cannot be given to an entity/agency/organization for which the elected official is a director or officer.

Name of Elected Official Sponsoring Donation: Terence D. Davis

Legal Name of Organization: City of Riviera Beach Parks and Recreation

Program/ Activity Name: Parks and Recreation Requested Amount: \$ 204.00

Briefly describe the Program/Activity below **and** attach (1) a letter of request or a more detailed description of the Program/Activity; (2) non-profit status paperwork and (3) w-9 IRS form:

The purpose of the Community Benefits funds is to defray the cost of local youth Football registration and Cheer registration fee. This will help local families with leadership skills within the community.

Mailing Address: 1621 Blue Heron Blvd.W

City: Riviera Beach State: FL Zip: 33404

Contact Person(s): Mr. Richard Blankenship (Parks Director)

Phone: 561) 845-4070 Fax: _____

Email Address: RBlankenship@rivierabch.com

Name of Authorized Official: *Richard Blankenship*

Signature of Authorized Official: *[Signature]* Date: 7/17/2017

***Return the form to the Elected Official or the Legislative Office for processing.

**Waste Management Community Benefits Request for
Donations Approval by Elected Official**

I, Terence D. Davis, hereby certify that the donation to
City of Riviera Beach Parks Department complies with the City's Community Benefits
Policy. I further certify that: (1) I am not an officer, director, partner, proprietor,
employee, subcontractor or agent of the organization, its parent organization or
subsidiary and I do not have any contractual relationship with or other obligation with to
the organization its parent organization or subsidiary; (2) I have no relatives or business
associates (as those terms are defined in section 112.312, Florida Statutes) who are
officers, directors, partners, proprietors, employees, subcontractors or agents of the
organization, its parent organization or subsidiary; (3) The disbursement of the
foregoing amount will not inure to my special gain or loss or to the special gain or loss of
my relatives or my business associates; and (4) I am not aware of any conflict of
interest the disbursement of the foregoing amount to the organization will create for the
City of Riviera Beach or myself.

Signature of Elected Official:  Date: 7/17/2017

Amount Approved by Elected Official: \$ 204.00

City Council Action

☐ Approved

☐ Disapproved

Chairperson's Signature: _____ Date: _____

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 8/2/2017

Agenda Category: PRESENTATIONS

Subject: Award presentation to the City of Riviera Beach Fire Rescue Department from the Town of Palm Beach Shores

Recommendation/Motion: N/A

Originating Dept	Fire Rescue	Costs
User Dept.	Fire Rescue	Funding Source
Advertised	No	Budget Account Number N/A
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

The Town of Palm Beach Shores will be presenting to Riviera Beach Fire Rescue an award of recognition for dedicated service to their community.

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

**NO. Additional FTE Positions
(cumulative)**

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

REVIEWERS:

Department	Reviewer	Action	Date
Fire	DUREN, REGINALD	Approved	7/25/2017 - 4:17 PM
Purchasing	Little, Rickey	Approved	7/25/2017 - 4:20 PM
Finance	sherman, randy	Approved	7/26/2017 - 10:14 AM
Attorney	Degraffenreidt, Andrew	Approved	7/26/2017 - 2:03 PM
City Clerk	Burgess, Jackie	Approved	7/26/2017 - 4:26 PM
City Manager	Evans, Jonathan	Approved	7/26/2017 - 5:25 PM

CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY

Meeting Date: 8/2/2017

Agenda Category: PRESENTATIONS

Subject: Presentation by Education Advisory Committee member Rose Anne Brown of Scholarship awards to 39 City of Riviera Beach College Students.

Recommendation/Motion:

Originating Dept	Executive	Costs
User Dept.	All	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

The Riviera Beach City Council established the City of Riviera Beach Education Scholarship Program in 1998 to encourage City residents to further their education. It initially provided ten (10) \$500 scholarships that were funded out of the Police Department's Law Enforcement Trust Fund (Fines & Forfeiture Fund). Subsequently, in 2001 the scholarship award amount was increased from \$500 to \$1,000 per person.

The scholarship program is administered by the City's Education Advisory Committee. Each year, applications are accepted during an announced period of time generally between February and April. The Scholarship Application Review Committee is staffed by members of the Riviera Beach Education Advisory Committee and school district personnel. The review committee begins meeting in May and each application is reviewed and scored by three (3) committee members. Qualifying applicants are ranked based upon academic accomplishments, community service and need.

Many organizations only award scholarships to incoming freshmen. Uniquely, the City of Riviera is one of the few organizations that awards at all classification levels. Qualifying criteria is as follows:

- Permanent City resident
- Minimum of 2.0 cumulative grade point average
- Complete all sections of the application
- Full Time enrollment status (minimum of 12 hours)
- Include required attachments
 - o Official high school, college, or trade school transcript
 - o Resume listing high school and/or college achievements, organizations, activities, and recent community service activities
 - o Three (3) letters of recommendation dated within the last six (6) months
 - o A typed one (1) page single spaced essay

In continuing this particular service to our City's college students, for scholarship year 2017-2018, a total

of 47 applications were received and reviewed for consideration of scholarship awards. After inspecting the application packets received, it was determined that 39 of those applications were deemed eligible for awards. To this end, please find attached as Exhibit "A", a listing of the college students who have qualified for receipt of scholarships for this fiscal year. Accordingly, an award of \$1,000 will be made available to each recipient.

Delineated below, please find the sources of the funds to be used to cover the costs of the awards for this year.

FUNDS:

• Budget Appropriation	\$20,000
• 2016 Carry-over	\$ 3,500
• Law Enforcement Trust Fund	\$ 3,000
• West Palm Beach Fishing Club	\$ 2,000
• Brown Funeral Home	\$ 1,000
• Community Development Dept.	\$ 250
• Salary Savings	\$ 9,250
<hr/>	
• Total Available Funds	\$39,000
<hr/>	
• Requested Funds	\$39,000

The proposed scheduled to be adhered to for issuing the awards is as follows:

• Notifications Emailed	July 26, 2017
• Presentation to Mayor & City Council	August 2, 2017
• Recipient Response Deadline	September 30, 2017
• Checks Issued	October 2 – 13, 2017

As a part of the notification process, each student who receives an award, is also given instructions on how to utilize the established process to facilitate the transmission of the awards to pay for their educational expenses. Mainly, the scholarship monies will be made payable to each recipient's respective college/university once the City receives formal documentation evidencing enrollment.

For historical purposes, it is noted that to date, scholarships have been awarded as follows:

<u>YEAR</u>	<u>NUMBER</u>	<u>AWARD</u>	<u>TOTAL</u>
1998	10	\$ 500	\$ 5,000
1999	10	\$ 500	\$ 5,000
2000	10	\$ 500	\$ 5,000
2001	10	\$1,000	\$10,000
2002	10	\$1,000	\$10,000
2003	11	\$1,000	\$11,000
2004	14	\$1,000	\$14,000
2005	15	\$1,000	\$15,000
2006	24	\$1,000	\$24,000
2007	26	\$1,000	\$26,000
2008	29	\$1,000	\$29,000
2009	29	\$1,000	\$29,000
2010	19	\$1,000	\$19,000
2011	28	\$1,000	\$28,000
2012	24	\$1,000	\$24,000
2013	28	\$1,000	\$28,000
2014	30	\$1,000	\$30,000
2015	23	\$1,000	\$23,000
2016	28	\$1,000	\$28,000
TOTAL	378		\$363,000

Thereby, the provision of these additional 39 scholarships, will represent a record number of awards for the Program's 20th year!

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

**NO. Additional FTE Positions
(cumulative)**

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Exhibit_A_-_Scholarship_Awards_Recipients_FY_2016-17.pdf	Exhibit A Scholarship Awards Recipients FY2016/17	7/26/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Attorney	Mitchell, Dorothy	Approved	7/26/2017 - 6:19 PM

Exhibit "A"



**Scholarship Awards Recipients
FY 2016/17**

1. Aliyah Johnson
2. Aliciya Smith
3. Alexandra Woodside
4. Brianna Coulton
5. Bethany Gray-Shealey
6. Briana Smith
7. Brandi Watts
8. Corey Bullard
9. Courtlyn Patrick
10. China Reed
11. Capri Winn
12. Darrol Baker
13. Delia Charlemagne
14. Devin Coleman
15. Dexter Dixon, Jr.
16. Destiny Washington
17. Deniedra Williams
18. Jazmun Thomas
19. Jade Virgo
20. Jacoby Washington
21. Jonathan Watson
22. Keitriana Augustin
23. Kiayana Clunis
24. Keiondra Marshall
25. Keyonniah Small
26. Lanekia Bennett
27. Mark Franklin
28. Mikara Michel
29. Makhi Williamson
30. Norman Bain, Jr.
31. Nycole Thelwell
32. Remedy Ryan
33. Sarah Brooks
34. T'keyah Dennard
35. Takeria Ivory
36. Tiffany Wright
37. Uniqua Henderson
38. Vandi Allen
39. Patrick Brannen

CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY

Meeting Date: 8/2/2017

Agenda Category: DISCUSSION AND DELIBERATION

Subject: Discussion on C.A.P. Government, Inc. and City of Riviera Beach level of services.

Recommendation/Motion:

Originating Dept	FINANCE	Costs
User Dept.	COMMUNITY DEVELOPMENT	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
CAP_PRPRESENTATION_August_2_2017.pdf	CAP PRPRESENTATION August 2 2017	7/24/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Mitchell, Dorothy	Approved	7/12/2017 - 7:09 PM



City of Riviera Beach City Council Meeting July 19, 2017

Discussion and Deliberation

Agenda Item #13

Discussion on C.A.P. Government, Inc. and
Riviera Beach Level of Services.

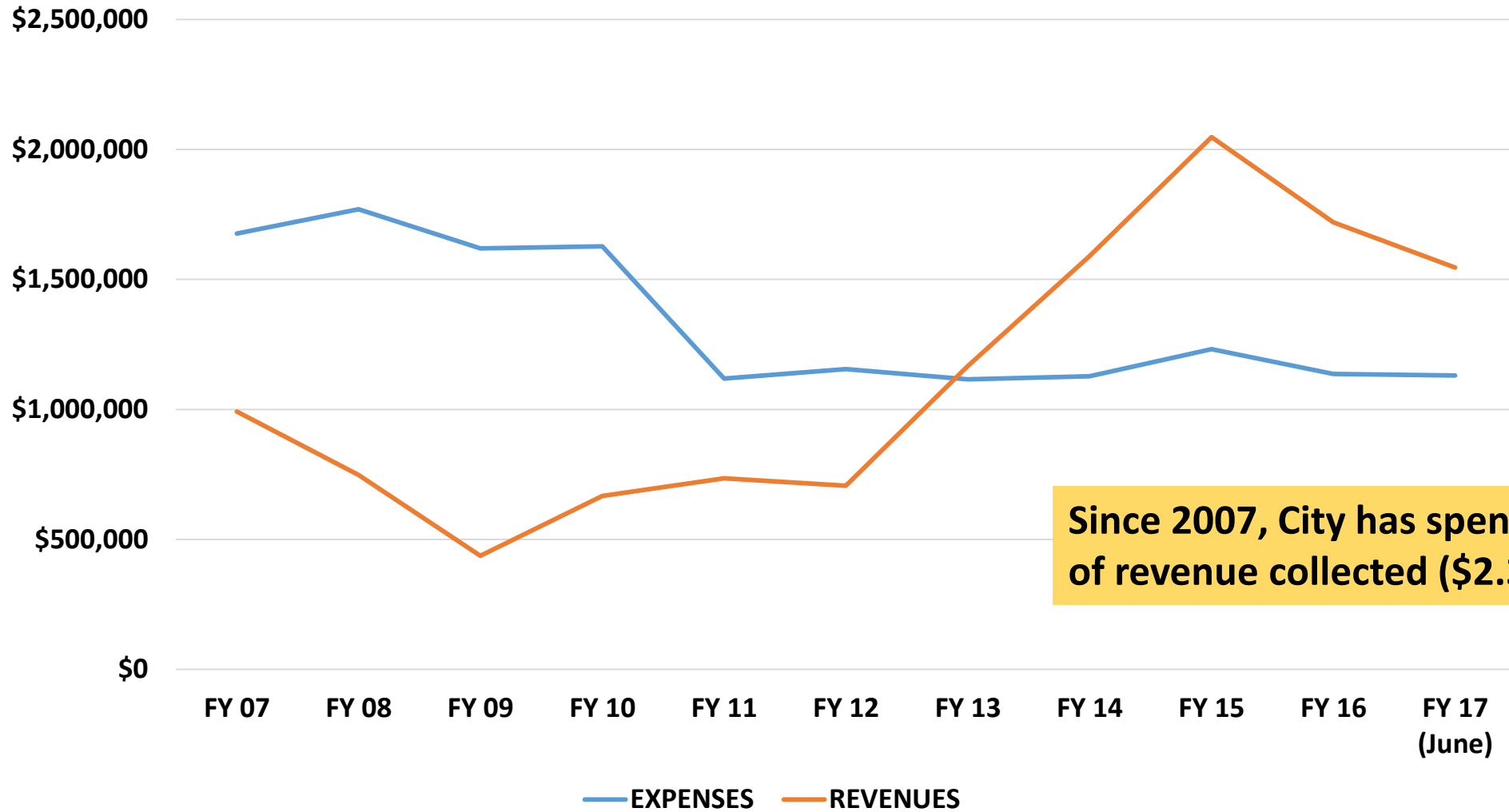
Current Challenge

- Continued high demand for Development Services:
 - City Building Permits for new development and renovations.
 - Inspections of completed work and close out of open permits.
 - ***Oct. 1, 2016 to July 1, 2017: 1921 permits issued.***
 - ***Oct. 1, 2015 to July 1, 2016: 2082 permits issued.***
 - ***Oct. 1, 2014 to July 1, 2015: 2146 permits issued.***
- Five vacant positions within the Building Division:
 - Bldg. Inspector (x3); Combination Plans Examiner; Bldg. Permit Tech.
 - Approximately \$250k in salaries (not including benefits).
- June 2017 – C.A.P. billed the City for 815 hours, totaling \$56K.
- Managing/verifying CAP hours requires additional staff time.

Pilot Program Proposal

- Continue to support and supplement existing City staff.
- Actively move to fill the five vacant Building Div. positions.
- Consider a temporary six-month pilot program that would change the fees due to C.A.P. from an hourly basis to a percentage of revenues generated by building permits.

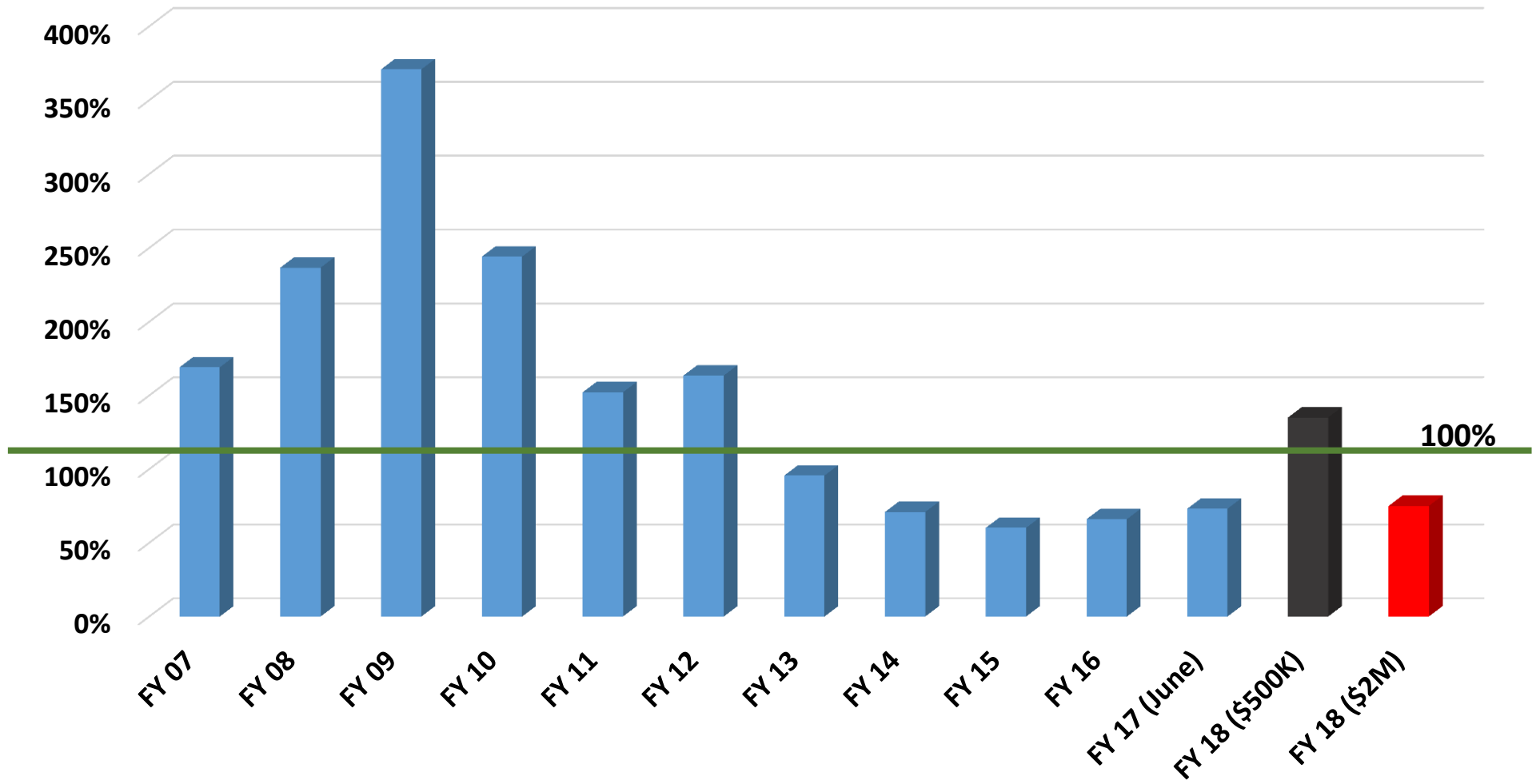
Revenue v Expense History



Pilot Program Proposal

- The Pilot program would not exceed six months.
 - Potential to conclude the program prior to full six month period.
- Proposed with the Pilot program, C.A.P. would receive:
 - 55% or permit revenue for the first \$100,000/month,
 - 50% of the permit revenue over \$100,000
- CAP would complete all permits and inspections assigned during the pilot period once the program concludes.

Cost as Percentage of Revenues



Pilot Program Proposal

- Consider the pilot program option.
- Authorize staff to finalize an amendment to the CAP contract for Council approval at a subsequent meeting.

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 8/2/2017

Agenda Category: REGULAR DISCUSSION AND DELIBERATION

Subject: SALE OF THE CITY'S PUBLIC SAFETY COMPLEX, 1481 WEST 15TH STREET

Recommendation/Motion: Discuss RFP for the Sale of the City's Public Works Complex

Originating Dept	Executive Office	Costs
User Dept.		Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
RFP_900-17-4_SALE_OF_PUBLIC_SAFETY_COMPLEX.pdf	RFP FOR SALE OF PUBLIC SAFETY COMPLEX	7/12/2017	Cover Memo
PUBLIC_SAFETY_COMPLEX_APPRAISAL.pdf	PUBLICSAFETYCOMPLEX APPRAISAL	7/12/2017	Cover Memo
Qualified-target-industry-program_8_2_2017.pdf	Qualified-target-industry-program 8 2 2017	7/24/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Attorney	Mitchell, Dorothy	Approved	7/12/2017 - 7:47 PM

**CITY OF RIVIERA BEACH
REQUEST FOR PROPOSAL
No. 900-17-4
SALE OF PUBLIC SAFETY COMPLEX**



**RFP NUMBER:
RFP TITLE:**

**900-17-4
SALE OF PUBLIC SERVICES COMPLEX**

Event	Date
Date RFP Issued	July 3, 2017
Due date for bidder questions	July 31, 2017, 2016
Due date for bidder responses	August 7, 2017
RFP Due Date	September 29, 2017
Interview/Presentations held (IF NEEDED)	N/A
Proposed Council Date	October Council Meeting
Start Date	N/A

BID CONTACT:

**RICKEY LITTLE
INTERIM DIRECTOR OF PROCUREMENT**

rlittle@rivierabch.com

**NO PHONE INQUIRIES WILL BE ACCEPTED. ALL
CORRESPONDENCE SHALL BE DIRECTED TO THE
CITY PURCHASING MANAGER VIA EMAIL OR FAX.**

CITY OF RIVIERA BEACH

600 WEST BLUE HERON BOULEVARD, SUITE 140

RIVIERA BEACH, FL 33404

(561) 845-4180

REQUEST FOR PROPOSAL NOTICE

RFP TITLE:	SALE OF PUBLIC SERVICES COMPLEX		
PROPOSAL #:	RFP 900-17-4		
ISSUE DATE:	July 3, 2017		
DUE DATE and TIME:	September 29, 2017 11:00 AM EST Proposals will <u>NOT</u> be accepted after this time.		
PRE-PROPOSAL CONFERENCE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO MANDATORY: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT APPLICABLE			
<p>Inquiries regarding this Proposal must be submitted in writing via email on or before: July 31, 2017 at 11:00 A.M.</p> <p><u>No phone inquiries will be accepted.</u></p>			
PROPOSAL SECURITY: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO AMT: N/A	PERFORMANCE BOND: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	AMT:	N/A

PROVIDERS who are interested in providing this service may obtain a Request for Proposal at www.rivierabeach.com. This document is also available via the internet at www.DemandStar.com. Adobe Acrobat® Reader is required to view electronic documents on-line. The City is not responsible for the content of any bid package received through any 3rd party bid service or any source not listed above. It is the sole responsibility of the vendor to ensure the completeness of the documents received from any 3rd party. The City is not responsible for errors and omissions occurring in the transmission or downloading of any specifications from our or any website. In the event of any discrepancy between information on website and the hard copy specifications, the terms of the hard copy specification will control.

Upon receipt of this proposal document, any and all communications regarding this proposal must be made only to the Purchasing Department as noted above. Any violation of this condition could result in proposal disqualification. **This is a Sealed Proposal - Fax or electronic replies will not be accepted.**

ON-LINE PROVIDER DISCLAIMER:

Demandstar.com has no affiliation with the City of Riviera Beach other than as a service that facilitates communication between the City and its vendors. DemandStar.com is an independent entity and is not an agent or representative of the City. Communications to DemandStar.com do not constitute communications to the City.

City of Riviera Beach does not discriminate based on age, race, color, sex, religion, national origin, disability or marital status.

INTRODUCTION:

REFER ALL QUESTIONS TO:
Rickey Little Interim Director Procurement
Fax: 561-842-5105
E-Mail: rlittle@rivierabch.com

The City Council of the City of Riviera Beach, Florida (City) has authorized the sale of certain real property owned by the City located at 1481 W 15th Street, Riviera Beach, Palm Beach County, Florida, commonly known as the former Public Services Complex (the "Property"), and legally described in the attached Offer to Purchase Real Property (the "Offer").

The City of Riviera Beach Public Services Complex is comprised of office/warehouse buildings and public facilities and land totaling 95,725 Sq. Ft (GLA) contained in four (4) buildings. A rail spur and two (2) large material storage sheds are also included in the property. Palm Beach County Public Records state the present owner of record is The City of Riviera Beach. They acquired title to the property in February 2013 via Warranty Deed as recorded in Official Record Book 25786, Page 213 of the Public Records of Palm Beach County, Florida.

The City will accept sealed Proposals for the Property until 1:00 p.m., Monday, August 21, 2017 (the "Due Date"). In the event that the initial bid period does not produce a viable award recommendation, the City may, at its discretion, extend the proposal period until it receives a viable proposal. Timelines will be moved to correspond to the accepted proposal date.

It is the intention of the City to notify, no later than Tuesday, August 1 2017 the successful Bidder who is the most responsive and responsible and offers the highest price or highest value to the City. Notification will be via phone, followed in writing.

The City reserves the right to waive any irregularity or defect in any submission; request clarification or additional information regarding Proposals; to conduct a Best and Final Offer; to cancel this Request for Proposal (the "RFP") and to reject any and all Proposals at its sole discretion.

The City shall assume no liability whatsoever for any expense incurred by a Bidder in replying to this RFP.

PLEASE SUBMIT FIVE (1) ORIGINAL HARD COPIES AND SIX (6) DIGITAL COPIES ON USB DRIVE

A. The following documents are available on-line at www.rivierabch.com website then click on.

1. Request for Proposal (RFP)
2. Purchaser's Acknowledgement
3. Offer to Purchase Real Property
4. Release of Liability Form
5. Property Survey & Legal Description
6. Appraisal

B. Due to the size of each report, the following are available by calling the Purchasing Department at 561-845-4180 to schedule a time to review them in person.

C. Key RFP Dates

1. Monday, July 1st, 2017 RFP Release Date
2. Wednesday, September 30, 2017 – Proposals Due (11:00 a.m.)
3. Wednesday, October 23, 2017 – Proposals Awarded and Accepted

I. Instructions to Bidders

A. Proposal Submission Procedures

1. Sealed Proposals must be received on or before the Due Date (Wednesday, July 19, 2017) at 11:00 a.m. Proposals received after 11:00 a.m. on the Due Date will not be accepted or will be marked late, unopened, and returned to sender.
2. Bidders shall submit one (1) clearly marked original and six (6) USB drive of their Proposal Package. Proposals must be received in one envelope or box marked "PROPOSAL – PUBLIC SERVICES COMPLEX" and addressed to:

Name:
Title:
Address:

The envelope or box must also contain the Bidder's name and return address.

3. Proposals may only be delivered via U.S. Mail, courier service, or hand delivery. Electronic or facsimile Proposals will not be accepted. Information shall be entered in ink or typewritten. Mistakes may be crossed out and all corrections inserted before submission of a Proposal. The person signing the Proposal shall initial and date corrections in ink.
4. Proposal documents, including the Offer to Purchase Real Property, shall be signed by the person(s) authorized to contractually bind the Bidder. Potential Bidders are encouraged to consult with legal counsel to ensure that their proposal constitutes a legally binding offer. Failure to submit a legally binding offer is grounds for rejection of a Proposal. Proposals must contain original signatures.
5. Proposal documents, including the Offer to Purchase Real Property, signed by persons on behalf of entities, other than for a natural person, must be accompanied by documents evidencing authority as follows:
 - a. Submissions by corporations or limited liability companies shall be signed by a person with authority to bind the corporation or limited liability company and shall be accompanied by a current certificate of good standing and certified copies of resolutions authorizing such submission, including the Offer to Purchase Real Property.

- b. Submissions by municipalities or municipal entities shall be signed by two officers with authority to bind the municipality or the municipal entity and shall be accompanied by certified resolution authorizing the submission, including the Offer to Purchase Real Property.
- c. Submissions by partnerships shall be signed by the authorized partner and shall be accompanied by a certified copy of the partnership certificate on file with the appropriate county clerk and a copy of the partnership agreement and any amendments in effect as of the date of submission.
- d. Submissions by persons doing business under an assumed name shall be accompanied by a certified copy of an assumed name certificate on file with the appropriate county clerk.
- e. Submissions by one natural person on behalf of another natural person shall be accompanied by a power of attorney which would be fully effective on the date of signature and irrevocable thereafter and which would authorize such action with regard to this specific transaction.

II. Proposal Package Format

- A. Proposal Packages must be submitted in three-ring binders, containing the following information, tabbed in the order below:
 - 1. Copy of this Request for Proposal (RFP).
 - 2. Signed Purchaser's Acknowledgement, as provided in this RFP.
 - 3. Signed Offer to Purchase Real Property with attached property legal description, as included in this RFP, and Addendum, if applicable.
 - 4. Earnest Money in the form of a cashier's or certified check in the amount of Fifty Thousand Dollars (\$50,000) made payable to the City of Riviera Beach shall be submitted with this Proposal, as security for the Offer to Purchase Real Property. The Earnest Money will be deposited by the City in a City account and will be applied at closing as a credit against the Purchase Price of the successful Bidder. No escrowing of the Earnest Money deposit will be accepted. Treatment of Earnest Money is more specifically defined in the attached Offer to Purchase Real Property. Earnest Money submitted by unsuccessful Bidders will be returned by certified mail, return receipt requested, and will be placed in the mail no later than three business days after the award of the Proposal.
 - 5. Signed Release of Liability Form, as provided in this RFP.

6. Proposal Documents signed by persons on behalf of entities or on behalf of another person, must be accompanied by documents evidencing authority.
7. Evidence of Bidder's financial capability to complete the purchase, including the source of funds that will be used to purchase the Property.
8. Indicate how your proposal represents the highest price or highest value to the City in terms of direct and indirect financial, economic and community benefits.

Failure to provide any of the above requested information may result in disqualification of proposal process.

The City reserves the right to request additional information pertaining to the Proposal Package, or any other matters related to the Request for Proposal.

The winning Proposal made to the City shall be irrevocable, except for Cancellation.

B. Property Inspection

A non-mandatory property site inspection is scheduled for 10:00 a.m. on Friday, July 30, 2017 located at 1481 W 15th Street, Riviera Beach FL. 33404. Please contact Rickey Little at 561-845-4180 or email rlittle@rivierabch.com to register for the tour. Bidders are encouraged to inspect the property.

C. Questions Regarding Request for Proposal

Questions regarding the RFP must be made in writing and submitted electronically to the Purchasing Department e-mail address rlittle@rivierabch.com. Answers to questions will be posted within 5 business days of receipt.

1. All questions and answers from all Bidders will be made available on the Purchasing Department web site www.rivierabch.com under the following link "Government, purchasing, BIDs, RFPs, RFQs"
2. The City will not respond to telephone inquiries or visitation by Bidders or their representatives with respect to this RFP.

D. Official Contact Information:

Name:
Title:
Address:

E. Proposal Package

The Proposal Package must be executed by an authorized signatory, and must contain answers that respond to the questions/directions in the order listed below:

1. Provide the Purchase Price of Property as indicated on the attached Offer. Indicate if any revisions, deletions, and/or changes have been made to the attached Offer, and if so, confirm that an Addendum has been attached.
2. Provide a summary of your proposed use of the Property, including the following if applicable:
 - a. Provide a detailed breakdown of the proposed development including, but not limited to, type of development and specific use contained therein, timing of project completion and compatibility with existing zoning regulations.
 - b. Indicate the number of jobs that will be created by the proposed development, including specific information on the number and type of jobs (job classification, approximate wage range, direct/indirect, temporary/ permanent) created, and the timing of jobs in the market, both in terms of availability and duration.
 - c. Project, with detail, the anticipated amount of new taxes (property, income, or other) that will be generated, if any, as a result of the development.

III. Minimum Bid

Minimum Bid for the Property is \$10,400,000

IV. Method of Award and Selection Criteria

Complete responses to this RFP will be evaluated by the City, which may convene an Evaluation Committee, based on the extent to which each proposal responds to the information evaluation method and criteria. Selection criteria will include, but is not limited to, the following:

- A. Specific details in the response, particularly in terms of dates, numbers and dollars. Vague and/or general responses are not acceptable.
- B. The most responsive and responsible Bidder that will allow the City to realize the highest price or highest value.

- C. Evidence of Bidder's financial capability to complete the purchase.
- D. Compliance with statutory, constitutional, and terms set forth in this RFP, including the Offer to Purchase.
- E. A Point system has been developed to assist the City in its overall evaluation of responses to this RFP.
 - 1. Proposed Price-
 - a. Minimum Bid = 0 Points
 - b. One (1) additional point will be awarded for ever \$100,000 offered over the Minimum Bid
 - 2. Employment-
 - a. 0-49 employees = 0 Points
 - b. One (1) additional point for every 50 employees over 49
 - 3. Payroll-
 - a. \$0-\$1,999,999 = 0 Points
 - b. One (1) additional point for every \$1,000,000 in Payroll
 - 4. Industry-
 - a. Two (2) additional points for the following industries:
 - (i) Marina
 - (ii) Biomedical
 - (iii) Green Technologies
 - (iv) Logistics
 - (v) Emerging Technologies
 - (vi) Other high revenue generating company's

The Proposal shall in all respects be governed by, and construed in accordance with, the laws of the State of Florida.

V. Best and Final Offer

If the selection process does not lead to a viable award recommendation, or if deficiencies are identified, the City, at its sole discretion, may prepare a Deficiency Report and/or Clarification Request (DR/CR) for each proposal determined to be in the competitive range. Bidders will be allowed to respond in writing to the DR/CR with a Best and Final Offer (BAFO). The BAFO may include changes to the original proposal, including alterations to the original price proposed. BAFO's must be submitted by the deadline established by the City.

After reviewing the BAFO's, the City will reevaluate the proposals using the original evaluation method. If an alteration to the original published evaluation criteria is to be made, changes in the criteria will be published to all Bidders as part of the issuance of the DR/CR's.

Bidders will NOT be provided any information about other proposals or where the Bidder stands in relation to others at any time during the evaluation process. Any request for such information will be viewed as a compromise to the evaluation process and the requesting Bidder may be eliminated from further consideration. Requests for proposal information by a Bidder, its subcontractor, or an affiliated party before bid award may also result in disqualification.

Bidders are cautioned to propose their best possible offer at the onset of the process, as there is no guarantee that any proposal will be allowed an opportunity to submit a BAFO

VI. Proposal Period Extension

If the initial proposal period does not produce a viable award recommendation, the City may, at its discretion, extend the proposal period until it receives a viable proposal. Timelines will be moved to correspond to the accepted proposal date. Notification of a proposal extension will be made at Purchasing Department website www.rivierabch.com

The first qualifying proposal that is received and accepted will end the extension period.

EVALUATION METHOD AND CRITERIA

- A. A Point system has been developed to assist the City in its overall evaluation of responses to this RFP.
1. Proposed Price-
 - a. Minimum Bid = 0 Points
 - b. One (1) additional point will be awarded for ever \$100,000 offered over the Minimum Bid
 2. Employment-
 - a. 0-49 employees = 0 Points
 - b. One (1) additional point for every 50 employees over 49
 3. Payroll-
 - a. \$0-\$1,999,999 = 0 Points
 - b. One (1) additional point for every \$1,000,000 in Payroll
 4. Industry-
 - a. Two (2) additional points for the following industries:
 - Marina
 - Biomedical
 - Green Technologies
 - Logistics
 - Emerging Technologies

Remainder of page left blank intentionally.

AN APPRAISAL REPORT OF

**CITY OF RIVIERA BEACH BUILDING
WAREHOUSE AND EQUIPMENT YARD
LOCATED AT
1481 W 15TH STREET
RIVIERA BEACH,
PALM BEACH COUNTY, FLORIDA**

PREPARED FOR

Mr. Danny Jones
City Manager
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

AS OF

JANUARY 20, 2017

BY

DOUGLAS B. LAWSON, MAI
ELIE A. EDMONDSON
LAWSON APPRAISAL SERVICE, LLC



LAWSON APPRAISAL SERVICE, LLC

Real Estate Appraisers and Consultants
9250 Alternate A1A, Suite A
North Palm Beach, FL 33403
Telephone: (561) 622-5533
Fax: (561) 622-0159

January 20, 2017

Mr. Danny Jones
City Manager
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

RE: City of Riviera Beach Public Works complex
Purchase Order: Not yet received

Dear Mr. Jones:

As requested, we have made an investigation and analysis of the City of Riviera Beach Public Works complex located at 1481 15th Street, in Riviera Beach, Florida. The site contains 13.365 acres and is improved with four buildings constructed in 2004 and containing a total of 95,725 SqFt (GLA) and 95,725 SqFt (GBA). There are also two materials storage sheds totaling 27,000 SqFt.

The purpose of this assignment is to estimate the *As Is* Market Value of the City of Riviera Beach Public Works complex. We have appraised the Fee Simple Estate. The function or intended use of the report is to assist City of Riviera Beach in asset management decisions. At the request of the client, this job was expedited due to their internal timeline needs. Subsequently we have abbreviated the report narrative and retained documentation in our work files.

The effective date of valuation is January 20, 2017. A description of the property appraised and brief explanations of the valuation procedures are contained in the following report.

As a result of our investigation and analysis of the information obtained therefrom, as well as a general knowledge of real estate valuation procedures, the market value was:

Appraisal Premise	Interest Appraised	Date of Value	Conclusion
"As Is"	Fee Simple	January 20, 2017	\$10,400,000

Mr. Danny Jones
City of Riviera Beach
January 20, 2017
Page Two

This appraisal was not performed, nor rendered, on the basis of a requested minimum valuation, a specific valuation, or amount that would result in the approval of a loan. This appraisal report conforms to reporting requirements set forth under the Standards Rule of the Uniform Standards of Professional Appraisal Practice (2016-2017 Edition).

Data, information, and the calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and is inseparable from this letter.

The opinion(s) of value stated above, as well as every other element of this appraisal report, are qualified in their entirety by the General Assumptions and Limiting Conditions of the attached report. These conditions are an integral part of the appraisal and opinions of value.

We previously appraised this property for the same client in August, 2016. For this engagement we performed an exterior inspection only and assume that the interior is in a similar condition to that we witnessed on our earlier inspection. If the interior is subsequently found to be in an inferior condition, the value herein may be affected. All photos are from our previous inspection.

For your convenience, an Executive Summary follows this letter. Should you have any questions regarding our valuation, or if Lawson Appraisal Service may be of further assistance, please do not hesitate to contact us.

Respectfully submitted,

LAWSON APPRAISAL SERVICE, LLC



Elie A. Edmondson
Trainee RI23269



Douglas B. Lawson, MAI
Cert Gen RZ170

DBL/EAE (File #17008)

EXECUTIVE SUMMARY

Physical Data

Project Name	: Public Works Facility
Type of Project	: Warehouse Buildings and Storage Yard
Property Address	: 1481 W 15th Street Riviera Beach, FL 33404
Location Specifics	: NEC of Avenue R & W 15th Street Riviera Beach, Palm Beach County, Florida
Interest Appraised	: Fee Simple Estate
Purpose of Appraisal	: Estimate the "As Is" Market Value
Tax Assessment ID No(s).	: 56-43-42-29-55-003-0010 : 56-43-42-29-55-004-0010 : 56-43-42-29-55-000-0060
Current Assessed Value	: \$6,728,176
Date of Inspection	: January 20, 2017
Date of Value - As Is	: January 20, 2017
Date of Report	: January 20, 2017
Site Description	
Site Size	: 582,179 SqFt or 13.365 Acres
Zoned Use	: IG
Legal Conforming Use?	: Yes
Land to Building Ratio	: 6.08
Site Coverage	: 21.08%
Parking	: 124 Spaces at 1.3 Spaces per 1,000 SqFt of GLA
Flood Zone	: "C"
Flood Zone Map Panel	: 125142 0003 D
Map Date	: September 30, 1982
Improvement Description	
Year Built	: 2004
Number of Tenants	: One
Number of Buildings	: six (6)
Number of Stories	: One and two
Type of Construction	: Concrete Tilt Up/CBS
Construction Quality	: Good
Functional Design	: Good
Current Condition	: Good
Gross Building Area (GBA)	: 95,725 SqFt
Gross Leasable Area (GLA)	: 95,725 SqFt
Warehouse Gross Building Area (GBA)	: 75,125 SqFt
Office Gross Building Area (GBA)	: 20,600 SqFt
Office as Percentage of GBA	: 21.52%
Shed Area	: 27,000 SqFt
Highest and Best Use (As Improved)	: Operation as Office/Warehouse and Equipment Yard.

EXECUTIVE SUMMARY		
Value Indications - As Is		
Income Capitalization Approach		
<i>Direct Cap Value</i>		
Projected Potential Gross Income (PGI)	\$9.98 /SqFt	\$954,863
Stabilized Vacancy & Credit Loss		5.0%
Projected Effective Gross Income (EGI)	\$9.48 /SqFt	\$907,119
Projected Operating Expenses (OE) - Excluding Reserve	<u>-\$3.68 /SqFt</u>	<u>(\$351,796)</u>
Projected NOI Next 12-Months (NOI)	\$5.80 /SqFt	\$555,323
Overall Capitalization Rate	6.75%	7.00%
Capitalized Value Indication	\$84.10 /SqFt	\$8,050,000
	<i>Direct Cap Value Indication</i>	\$84.10 /SqFt
		\$8,050,000
Value of the Excess Land		\$2,200,000
Income Capitalization Approach Conclusion	\$107.08 /SqFt	\$10,250,000
Sales Comparison Approach		
<i>SCA Analysis</i>		
Per SqFt (Low)	\$85.00 /SqFt	\$8,136,625
Per SqFt (High)	\$90.00 /SqFt	\$8,615,250
	<i>Value Indication</i>	\$87.75 /SqFt
		\$8,400,000
Value of the Excess Land		\$2,200,000 #
Sales Comparison Conclusion	\$110.73 /SqFt	\$10,600,000
Concluded "As Is" Market Value	\$108.64 /SqFt	\$10,400,000

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ADDENDA

Letter of Engagement
Subject Property Information
Qualifications:
 Douglas B. Lawson, MAI
 Elie A. Edmondson

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. Our analyses, opinions, and conclusion were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation and the *Code of Professional Ethics* and the *Standards of Professional Appraisal Practice* of the Appraisal Institute.
7. The use of this report is subject to the requirements of the State of Florida relating to review by the Department of Professional Regulation, Real Estate Appraisal Board, and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. Douglas B. Lawson and Elie A. Edmondson have made a personal inspection of the subject property that is the subject of this report.
9. The appraiser has performed within the context of the Competency Provision of the Uniform Standards of Professional Appraisal Practice.
10. As of the date of this report, Douglas B. Lawson has completed the requirements of the continuing education program of the Appraisal Institute.

11. Douglas B. Lawson and Elie A. Edmondson currently hold the appropriate state certifications allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the Subject Property is located.
12. No one else has provided significant professional contribution to the preparation of this report.
13. I certify that neither myself, my employees, or appraiser associates have an interest in the real estate described in the assignment and that none of us have a personal, business or client relationship with either the owner or the prospective purchaser of the property identified as the subject property.
14. We have previously appraised this property for the same client.

Sincerely,

LAWSON APPRAISAL SERVICE, LLC



Elie A. Edmondson
Trainee RI23269



Douglas B. Lawson, MAI
Cert Gen RZ170

GENERAL LIMITING CONDITIONS

The certification of the appraisers is subject to the following general conditions and to the subsequent Special Limiting Conditions set forth in this report.

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
5. No responsibility is assumed for matters legal in nature or is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraisers' total liability for this report is limited to the actual fee charged.
6. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or the engineering that might be required to discover these factors.

8. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. Unless otherwise stated, the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to test for such substances or conditions. The presence of asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property. The value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required in discovering them.
9. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it will be in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.
10. The description of the land and building is based upon review of Palm Beach County Property Appraiser's Office records and our personal property inspections and measurements.
11. We previously appraised this property for the same client in August, 2016. For this engagement we performed an exterior inspection only and assume that the interior is in a similar condition to that we witnessed on our earlier inspection. If the interior is subsequently found to be in an inferior condition, the value herein may be affected. All photos are from our previous inspection.



AERIAL – MAIN BUILDING & SHEDS



AERIAL – FABRICATION & MAINTENANCE BUILDINGS



Frontage facing south down Avenue R



Frontage facing east down 15th Street



Western exposure



Northern exposure (rear of building)



Southern exposure



Main Entrance



Shipping/Yard Office



Fabrication Building



Maintenance Building



Materials Storage Shed



Yard area and Materials Sheds



Rail Spur



Reception



Typical Interior Space



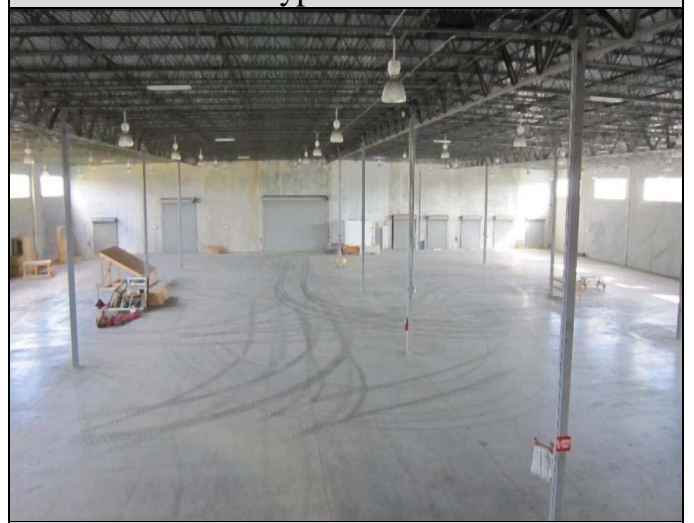
Gym



Typical Bath



Typical Office Interior



Typical Warehouse Interior

GENERAL INFORMATION

Intended User (Our Client)

On January 18, 2017, Mr. Danny Jones, on behalf of City of Riviera Beach verbally engaged Lawson Appraisal Service, LLC to provide an expedited appraisal report on behalf of and specifically for City of Riviera Beach (Intended User). Our instructions included preparing an appraisal in accordance with USPAP and City of Riviera Beach's Appraisal Policies and Supplemental Requirements.

The Intended User is City of Riviera Beach. The client has not advised us of any intended subsequent user of this appraisal. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and therefore the appraisers will not be held responsible for any outcome associated with such use.

Effective Date of the Appraisal/Date of the Report

The value conclusions reached herein are effective as of January 20, 2017, the date of our final, formal inspection. The report was prepared as of January 20, 2017.

Purpose and Intended Use

The purpose of this appraisal was to estimate the "*As Is*" Market Value of the Fee Simple Estate of the appraised property. The function or intended use of this appraisal was to assist City of Riviera Beach (Intended User) in asset management decisions.

Appraisal Report Format

Pursuant to our client's instructions we have prepared a appraisal report under the Standards Rule of the Uniform Standards of Professional Appraisal Practice.

Market Value Definition

According to the Department of the Treasury, Office of the Comptroller of the Currency (OCC), Final Rule, published within the Federal Register, Volume 55, Number 165, August 24, 1990, and as adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) Market Value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;

- b. both parties are well informed or well advised, and each acting in what they consider their own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Interest Appraised and Definition

The interest appraised herein is the Fee Simple Estate of the Subject Property. The Dictionary of Real Estate Appraisal (Fifth Edition 2010), by the Appraisal Institute, defines Fee Simple Estate as follows:

“Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Legal Description

The subject is legally described with a lengthy metes and bounds description included in the addendum of this report.

Property History

A title survey or report was not provided. City of Riviera Beach Public Works complex property is comprised of office/warehouse buildings and equipment yard complex totaling 95,725 SqFt (GLA) contained in four (4) buildings. A rail spur and two (2) large material storage sheds are also included in the property. Palm Beach County Public Records state the present owner of record is The City of Riviera Beach. They acquired title to the property in February 2013 via Warranty Deed as recorded in Official Record Book 25786, Page 213 of the Public Records of Palm Beach County, Florida. Recorded consideration was \$6,600,000. The property was acquired from GEU Real Estate, who purchased the property from a motivated seller for \$5,100,000 in July of 2011. GEU reportedly spent approximately \$1.1 million in deferred maintenance corrections. No other transactions were recorded for the past five-years.

Scope of Work

The scope of this appraisal is to inspect the property, consider market characteristics and trends, collect and analyze pertinent data, and develop a conclusion about the property's Market Value. The appraisal report is prepared in accordance with USPAP.

Douglas B. Lawson and Elie A. Edmondson inspected the exterior of the appraised property on January 20, 2017. Our prior physical inspection in August of 2016 included a complete walk-through of the Subject Property. The property's reported site area was based on our review of public records. In addition, we referenced information provided from Palm Beach County and Riviera Beach.

Representatives of Riviera Beach have confirmed additional site information, such as zoning, utilities, etc. A study of the appraised property's supporting neighborhood was conducted regarding access, land uses and trends, demographics, and market demand factors for similar properties. This data assisted us in analyzing the appraised property's Highest and Best use as if the land were vacant and available for development, and as currently improved with the existing building.

The scope of our work included a search of Loopnet, Realty Research Service and CoStar Comps. The search for comparable sales was concentrated in the immediate Subject area and expanded to include other areas in Riviera Beach. The appraisal report summarizes the pertinent data, which has been collected and analyzed. It is the written result of our findings and analyses in developing our conclusion about the property's Market Value(s).

In our valuation, we have considered two of the three traditional approaches to value: namely, the Sales Comparison and Income Capitalization Approaches to Value. Data applicable to each approach has been generated from local real estate brokers, investors, owners, managers, other appraisers, and our inspection of the supporting neighborhood. All of the relevant market data used in our analysis has been confirmed with buyers, sellers, or other real estate professionals involved with or knowledge of the transaction information.

Typical Buyer Profile

It is our opinion that similar properties in this market are most often purchased by owner/users and in some cases as an investment. The sales comparison and the income approach reflect the actions of typical buyers for these types of properties.

Extraordinary Assumptions/Hypothetical Conditions

Extraordinary assumptions are defined by the Uniform Standards of Professional Appraisal Practice as "...an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis." This appraisal employs the following extraordinary assumptions:

- We previously appraised this property for the same client in August, 2016. For this engagement we performed an exterior inspection only and assume that the interior is in a similar condition to that we witnessed on our earlier inspection. If the interior is subsequently found to be in an inferior condition, the value herein may be affected.

Hypothetical Conditions are defined by the Uniform Standards of Professional Appraisal Practice as "...that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the Subject Property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis." This appraisal employs the following hypothetical conditions:

- None.

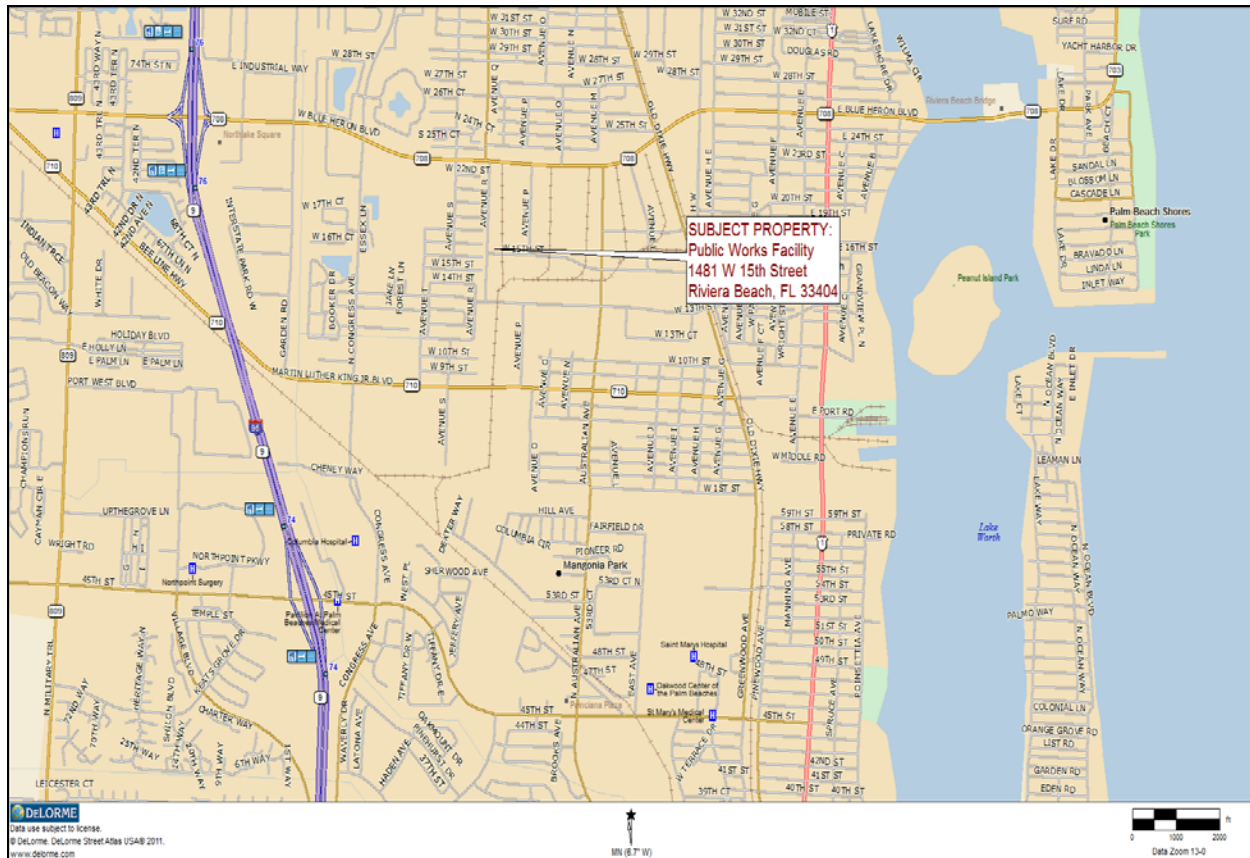
Competency Provision

Lawson Appraisal Service, LLC and the signatories hereto, have substantial experience in the valuation of similar Equipment Yard Complex. Accordingly, the signatories to this report consider themselves qualified by education, training and experience to prepare an appropriate appraisal report complying with the competency provision of The Uniform Standards of Professional Appraisal Practice (USPAP). The professional qualifications of the individuals who prepared this report are included in the Addenda of this report.

MARKET AREA ANALYSIS

Market Area analysis requires identification of boundaries. In the case of this appraisal, the neighborhood boundaries are defined as follows:

Neighborhood Boundaries		
North	--	Blue Heron Boulevard (State Road 708)
South	--	Palm Beach Lakes Boulevard
East	--	US Highway 1, Broadway Avenue
West	--	Interstate 95



The appraised property is located on the northeast corner of Avenue R and W. 15th Street, south of Australian Avenue in the City of Riviera Beach, Palm Beach County. The Subject Neighborhood includes the City of Riviera Beach as well as areas within the Town of Mangonia Park, Lake Park, West Palm Beach and unincorporated Palm Beach County.

This places the Subject just north of the City of West Palm Beach and northwest of the port of Palm Beach. The neighborhood benefits from its proximity to Interstate 95, Singer Island, Columbia and St. Mary's Hospitals, the Port of Palm Beach and the Downtown Business District.

General

Overall, the neighborhood is about 80 percent built-up with a variety of uses. Commercial support for the neighborhood is primarily located along the major arterial roadways. These include several community shopping centers with major tenants, smaller neighborhood strip retail shopping centers and multi-tenant office buildings, restaurants and regional malls.



Roads and Access

Access to this location is considered good. Primary north/south access to the neighborhood is by Interstate 95, Congress Avenue, Australian Avenue and Old Dixie Highway. US Highway 1 (Broadway) constitutes the eastern property boundary and is one of the most heavily traveled roads in Palm Beach County. It is a four lane thoroughfare located approximately 1 ½ mile east of the Subject. Interstate 95, a six and eight lane super highway, has full interchanges with 45th Street (County Road 702), Blue Heron Boulevard (County Road 708) and Northlake Boulevard. Congress Avenue (State Road 807) is a six-lane local access road that stretches from Belvedere Road at Palm Beach International Airport north to Northlake Boulevard. Australian Avenue is a four lane secondary access road.

Blue Heron Boulevard, Martin Luther King Boulevard (Beeline Highway/Port Road) and 45th Street provide east/west access to the neighborhood. Martin Luther King Boulevard (Port Road) services the Port of Palm Beach. 45th Street is also a six lane thoroughfare. A limited interchange with Florida's Turnpike is located at Northlake Boulevard.

Land Use Trends

The majority of land within the immediate proximity of the Subject is zoned I, Industrial District. Existing property uses within the area are mixed, including a variety of industrial buildings utilized for light manufacturing and storage uses, commercial properties, retail facilities, and mixed-density residential improvements.

Overall, the Neighborhood is considered to be 80% built-out with the majority of vacant sites remaining in the platted areas of Commerce Industrial Park, Haverhill Commerce Park and other areas mostly extending along Interstate 95 between Roebuck Road to State Road 710/Beeline Highway. Existing industrial properties within the Neighborhood have “average” overall curb appeal, with effective and actual ages similar for most properties.

Typical occupants in the neighborhood include contractors, wholesale suppliers and light-manufacturers. Owner users are very common within the neighborhood, many having acquired sites and subsequently constructed build-to-suit facilities. Existing buildings within the Neighborhood are constructed of masonry or metal panels and/or concrete block over structural steel. Overall, the majority of buildings are rated “average” in terms of condition and construction quality. Typical lot sizes range from 1.0 to 3.0 acres. Floor area ratios are generally 25% to 35%, with corresponding gross building areas (GBA) ranging from 10,000 to 75,000 SqFt. The Subject Property has a coverage ratio (FAR) of 21% and a GLA of 95,725 SqFt on a site containing 13.365 acres.

Public Services

Police and Fire Protection for the immediate Subject area is adequately provided by Riviera Beach/Palm Beach County. Solid waste removal (garbage) is typically contracted through local haulers such as Waste Management, Inc. and BFI. Palm Beach County Solid Waste Authority (SWA) provides a countywide solid waste management system to local haulers that includes resource recovery, recycling and landfill facilities. Natural Gas service is available from private companies that operate in Palm Beach County.

Social and Governmental Services

The neighborhood is serviced by all of the normal social and governmental services ranging from houses of worship, schools, water and sewer systems, and police and fire protection.

Supply and Demand Factors:

	Up	Down	Stable
Value Trends	X		X
Population Trends	X		X
Employment	X		X
Vacancy Trends		X	X

Following is a summary of the City of Riviera Beach Public Works complex's immediate Neighborhood characteristics.

Neighborhood Characteristic	Rating
Maintenance/Condition	Average
Property Compatibility	Average
Appeal/Appearance	Average
Protection from Adverse Influences	Average
Development Potential	Average
Retail Demand	Average
Residential Demand	Average
Office Demand	Average
Industrial Demand	Average
Police/Fire Protection	Average

Within the appraised property's Neighborhood, market supply and demand factors for Equipment Yard Complex properties are considered to be in a period of stability.

Conclusion

Industrial, retail, residential and office demand in the area has rebounded over the last several quarters after the end of the "great recession." Market conditions at present are stable and showing signs of improvement, with residential values stabilizing on improving sales levels. Construction activity is up. There is less than a one-year inventory of housing in this market with fewer foreclosures entering the marketplace at distressed price points. The short-term prognosis for the market is for stasis, with some improvement. The future outlook for the neighborhood is considered to be one of continued stability with value appreciation anticipated over the long term.

The immediate Riviera Beach area is almost fully built out and has slow growth. As noted in the Area Data, Palm Beach County has experienced substantial growth for a number of years. The neighborhood is approximately 85% built up and the general location characteristics for development are considered good. This conclusion is based on the convenient access to major transportation routes and proximity to residential areas and services. Based on our analysis we would anticipate continuing development of the neighborhood over the long term. This will increase demand for Equipment Yard Complex properties. Based on the preceding analysis, it is our opinion that the general characteristics of the neighborhood are suitable and supportive of the Subject's usage into the foreseeable future.

MARKET CONDITIONS

We have reviewed listing information and sales in the Riviera Beach and surrounding area of Palm Beach County dating back several years. Improving economic conditions have resulted in price stability and appreciation over the last several quarters.

We have interviewed several local real estate agents and brokers while confirming sales, listings and rental rates at similar projects in the market. Below is a summary of these knowledgeable parties along with their company name.

Paul Adams –Independent Broker
Charles S. Kaminski –Independent Broker
Jack Bicknell – Reichel Realty
Randy Hamman – Sperry Van Ness Realty
John Schmidt – Cornerstone Realty

According to the CoStar Palm Beach County market Report for the most recent quarter, The Riviera Beach (Lewis Terminals submarket) industrial market's total vacancy rate was a very healthy 3.1% with average rents increasing to \$7.92/SqFt over the \$7.87 posted in the prior quarter and up dramatically from the \$6.13/SqFt posted a year ago in the 4th quarter of 2015. The report is summarized as follows:

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	106	3,184,782	97,800	3.1%	(18,000)	0	0	0	0	\$7.92
2016 3q	106	3,184,782	79,800	2.5%	200	0	0	0	0	\$7.87
2016 2q	106	3,184,782	80,000	2.5%	30,184	0	0	0	0	\$7.82
2016 1q	106	3,184,782	110,184	3.5%	(11,000)	0	0	0	0	\$7.06
2015 4q	106	3,184,782	99,184	3.1%	32,184	0	0	0	0	\$6.13
2015 3q	106	3,184,782	131,368	4.1%	(21,199)	0	0	0	0	\$6.14
2015 2q	106	3,184,782	110,169	3.5%	9,700	0	0	0	0	\$6.10
2015 1q	106	3,184,782	119,869	3.8%	49,597	0	0	0	0	\$6.08
2014 4q	106	3,184,782	169,466	5.3%	12,102	0	0	0	0	\$6.04
2014 3q	106	3,184,782	181,568	5.7%	(22,734)	0	0	0	0	\$5.89
2014 2q	106	3,184,782	158,834	5.0%	52,741	0	0	0	0	\$5.89
2014 1q	106	3,184,782	211,575	6.6%	2,836	0	0	0	0	\$5.74
2013 4q	106	3,184,782	214,411	6.7%	(25,027)	0	0	0	0	\$5.68
2013 3q	106	3,184,782	189,384	5.9%	45,957	0	0	0	0	\$5.49
2013 2q	106	3,184,782	235,341	7.4%	127,690	0	0	0	0	\$5.93
2013 1q	106	3,184,782	363,031	11.4%	85,272	0	0	0	0	\$5.88

Conclusion

Industrial, warehousing and flex space demand in the area has historically been good. The Subject is well located in an established industrial area with excellent access and exposure, and is supported by many complementary uses. The future outlook for the Neighborhood is considered to be one of stability with appreciation anticipated in the near and long term future. Given the area's generally convenient access characteristics, proximity to demand generators, and anticipated continuation of the growth trends, it is our opinion that the area affords viable location characteristics for industrial development.

PROPERTY DATA

Location

The Subject Property's address is 1481 15th Street, Riviera Beach, Florida 33404. The property is located on the northeast corner of Avenue R and W. 15th Street, south of Australian Avenue in an industrial and mixed-use park lying south of Blue Heron Boulevard and east of Interstate 95, northwest of the Port of Palm Beach.

Land Size, Shape and Access

The property is composed of three separate parcels with Palm Beach County property control numbers 56-43-42-29-55-003-0010, 56-43-42-29-55-004-0010, and 56-43-42-29-55-000-0060. Based upon the Site Plan provided by Urban Design Studio, Job Number 02-016.00 dated as of July 8, 2002 and the aerial survey provided by the Palm Beach County Property Appraiser's Office, the subject land contains 295,004 SqFt or 13.365 acres. The parcel has frontage along the east side of Avenue R, which intersects Blue Heron Boulevard one block north of the subject, and on the north side of W 13th Street and south side of W 15th Street. Access is available from W 15th Street at three paved driveways at the rear-north end-of the site and from Avenue R to the front of the main building.



Details regarding dimensions applicable to the appraised property have been determined by Site Plan provided by Urban Design Studio, Job Number 02-016.00 dated as of July 8, 2002, public records and our formal inspection. The details are summarized in the following table.

Site Characteristic Summary	
Gross Size	295,004 SqFt or approximately 13.365 acres.
Shape	Irregular
Zoning	IG, by /Riviera Beach
Land Use	Industrial
Front Feet	Approximately 336' on the south side of W 15 th Street, 775' of frontage on east side of Avenue R and about 902' on the north side of W 13 th Street.
Depth	Varies widely.
Other Features	Rail Spur, loading dock, extensive paving, perimeter Fencing.

Zoning

The Subject Property is zoned IG, General Industrial by Riviera Beach. The Subject building is a permitted use in the IG zoning district. Therefore, it reflects a legal conforming use of the property.

Land Use Plan

The Subject site is within the area designated as Industrial, by the Riviera Beach Comprehensive Land Use Plan. The current use of the Subject site conforms to this designation and the current zoning of the site.

Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act". From this act, the term "concurrency" was derived. The basis of concurrency is that "prior to the issuance of a development order or development permit, theadopted level of service standards required for roads, potable water, sanitary sewer, solid waste, drainage, parks and recreation, and mass transit, if applicable, will be maintained."

The Subject Property as currently improved is not adversely affected by Concurrency.

Environmental Conditions

No obvious evidence of environmental concerns was noted in the report or at the time of our property inspection. This appraisal assumes that no hazardous materials contamination exists. We were not provided an environmental audit.

The analysis of environmental conditions is not an area of our expertise and is beyond the scope of this valuation. If the presence of environmentally sensitive materials, such as asbestos, polychlorinated biphenyls, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions is found to be present on or around the property, the value(s) presented herein could be significantly affected. The value(s) estimated is (are)

predicated on the assumption that there is no such proximity thereto that would cause a loss in value. No responsibility is assumed for any such condition or for any expertise or engineering knowledge required discovering them.

Topography and Flood Hazard Zone

The Subject site appears level and at or slightly above the existing road grade. No apparent drainage problems were evident on the date of inspection and the underlying soils are considered to be typical of the area.

The property appears to be located within Flood Zone “C”, according to Flood Insurance Rate Map Panel Number 125142 0003 D, effective September 30, 1982. Zone “C” is described as: *Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. (Zone X is used on new or revised maps in place of Zones B and C).*

Topographical Features	Observed Condition
Elevation	Generally at road grade.
Soil Conditions	Appear to be suitable for development.
Vegetation	Minimal sod and landscaped areas.

Deed Restrictions

We have not been advised of the presence of any deed restrictions that would impact the use or utility of the property. However, we have not made a title search for deed restrictions nor are we qualified to render a title search.

Utilities and Public Services

The following utilities and public services are available to the Subject Property:

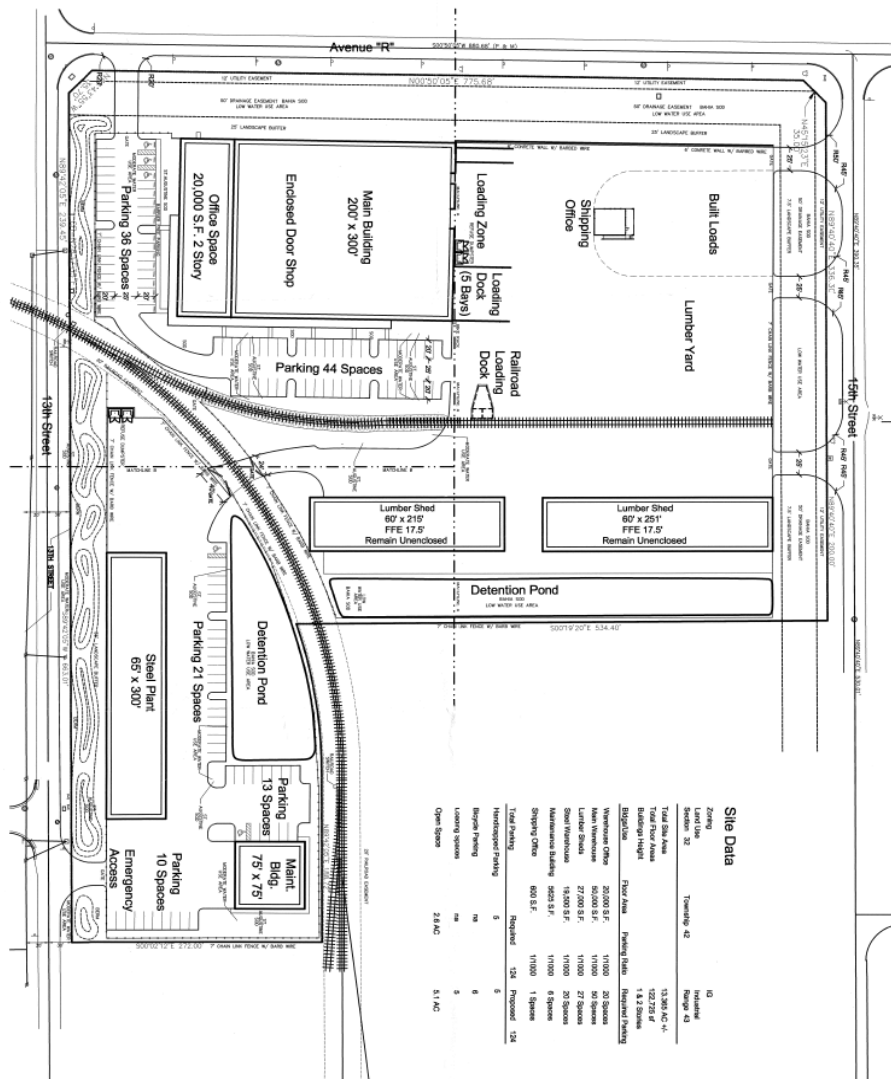
Utility	Provided By
Sanitary Sewer	Municipal Service
Water	Municipal Service
Electricity	Florida Power & Light
Telephone	BellSouth
Public Services	Provided By
Fire	Municipal Service
Police	Municipal Service
Garbage Pickup	Private

Off Site Improvements

Off Site Improvement	Description
Curbs and Gutters	Concrete
Drainage	Storm drain system
Sidewalks	Concrete
Street Lighting	Overhead pole lighting

Easements, Encroachments and Adverse Influences

Based on our property inspection, there are no readily identifiable easements or encroachments within the property's boundary that would adversely impact marketability or value. In addition, no readily identifiable adverse influences are within the immediate neighborhood and/or market area that would adversely impact the property.



Site Data

Category	Item	Value
Zoning	Zone	22
	Use	42
Total Area	Total Site Area	13.2 Acres
	Total Imp. Area	13.2 Acres
Building Height	Building Height	13.2' to 20'
	Building Height	13.2' to 20'
Warehouse Office	Warehouse Office	20,000 S.F.
	Warehouse Office	20,000 S.F.
Main Warehouse	Main Warehouse	80,000 S.F.
	Main Warehouse	80,000 S.F.
Steel Plant	Steel Plant	18,000 S.F.
	Steel Plant	18,000 S.F.
Shipping Office	Shipping Office	600 S.F.
	Shipping Office	600 S.F.
Total Parking	Handicapped Parking	5
	Handicapped Parking	5
Range Parking	Range Parking	10
	Range Parking	10
Loading Space	Loading Space	28.6 AC
	Loading Space	28.6 AC
Open Space	Open Space	5.1 AC
	Open Space	5.1 AC

ADDITIONAL REQUIREMENTS

1. ALL BUILDINGS SHALL BE CONFORMED TO THE CITY OF RIVIERA BEACH, FLORIDA, ORDINANCE 10-01, AS AMENDED.

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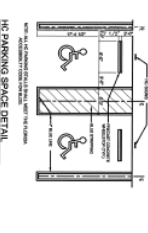
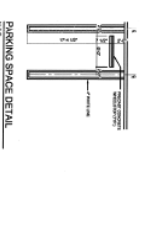
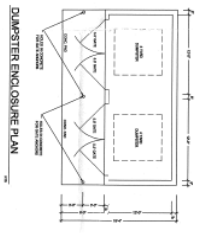
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Sheet 1 of 5

Gulf Stream Lumber

Riviera Beach, Florida

Site Plan

urban design studio

Urban Planning & Design

10000 N. US Highway 1, Suite 100

Fort Myers, FL 33903

Phone: 941.938.8881

Fax: 941.938.8881

www.urbandesignstudio.com

DESCRIPTION OF IMPROVEMENTS

The improvements were constructed in 2004 and consist of four (4) buildings and two (2) material storage sheds formerly operated as an Equipment Yard Complex. The Construction is concrete tilt up with flat roof. The building improvements total 95,725 SqFt of Gross Leasable Area (GLA) and 95,725 SqFt of Gross Building Area (GBA) per the Palm Beach County Property Appraiser's Office. Maintenance and general condition are both good.



Site Improvements

The majority of the site is covered by building and parking improvements. There is ample paved area, providing parking for 124 vehicles around the building for a parking ratio of 1.30 spaces per 1,000 SqFt of total GLA and coverage ratio (based upon GLA) of 21%. The balance of the site is paved for surface storage, parking, onsite retention or materials handling.

Building Improvements

The building interior consists of office area constructed along the southern portion of the structure. According to the site plan by Urban Design Studio, Job Number 02-016.00 dated as of July 8, 2002, total office space comprises roughly 20,600 SqFt.

The following summarizes the primary physical characteristics of the building:

Type of Building	: Single-Tenant Office/Warehouse.
No. of Buildings	: Four, with two storage sheds.
Functional Style	: good

Building Height	: Varies widely: approximately 26 feet on grade measured from the front of the building, with a clear height of about 24 feet in the main building.
Year Built	: 2004.
Construction Quality	: Very good
Current Condition	: good.
Type of Construction	: Concrete tilt up.
Foundation	: Monolithic concrete footings/reinforced concrete slab.
Structural system	: Concrete
Roof System	: Metal truss.
Exterior Walls	: Concrete Tilt Walls
Doors	: There are eight (8) overhead doors in the main building. Exterior entry doors are standard metal service doors. Numerous additional man-doors are located along the building perimeter.
Windows	: Fixed glass in aluminum frames.
Floor Finish	: Finished concrete throughout warehouse, carpet, ceramic tile and wood laminate in office areas.
Interior Wall Finish	: Painted drywall or paneling on stud walls in office space, bare walls in warehouse areas.
Ceilings	: Open throughout warehouse ceilings with acoustical ceiling tiles in the office areas.
HVAC System	: Package A/C system serving office areas.
Electrical System	: Assumed adequate for the building's occupancy.
Plumbing System	: Assumed standard commercial-grade plumbing and fixtures.
ADA-Related Facilities	: We did not perform an ADA compliance inspection.
Other features	: None of note.

Economic Life/Physical Depreciation Estimates/Obsolescence

Obsolescence is any loss in value resulting from poor design, outdated fixtures, changing market standards and external conditions. Current building improvements exhibit adequate functional design and utility. Based on market analysis and review of similar buildings, no economically supportable external and/or functional obsolescence has been observed.

Observed Condition:	good
Observed Functional Utility :	good
Observed Economic Utility:	good

Comments

Our inspection of the property indicates the exterior of the building and yard improvements have received good on-going maintenance and repair. The interior reflects good maintenance. The overall layout provides for a good general warehouse use. The improvements are of average to good quality. Based on the appearance of the Subject Property, together with a good industrial location and functional floor plan, marketability is rated as average. The condition of the improvements is rated as good. The structure is at the end of its economic life. Based on the anticipated physical condition, we estimate the improvements to have a projected useful life cycle as follows:

Economic Life Analysis	
Total Economic Life	45 Years
Actual Age	11
Effective Age	5 Years
Remaining Economic Life	40 Years
Accrued Depreciation	11%

AD VALOREM TAXATION

In the State of Florida, assessments are rendered effective January 1 with ad valorem taxes due and payable on April 1 of the year following actual assessment (i.e., January 1, 2015 assessment and April 1, 2016 tax due date). The tax due is computed according to annual millage rates established by the various taxing authorities. Applicable millage rates for the tax year are announced in September. Taxes are payable in November with a discount for early payment of taxes. This sliding scale gives a four percent (4%) discount for payment in November, three percent for December payment, two percent for January payment, and one percent for February payment. Most income producing property owners take advantage of this discount and pay in November. Taxes become delinquent on April 1. Penalties are added to the tax bill for the months of April and May. If the taxes are not paid by the first week of June, a Tax Certificate is sold for the delinquent taxes, and at a future date, the property will be sold (per Florida Statute 197.343 (1)).

According to the Palm Beach County Property Appraiser, the Subject Property is assessed in 2014 under the following Tax Folio I.D. number: 56-43-42-29-55-003-0010, 56-43-42-29-55-004-0010, and 56-43-42-29-55-000-0060 as follows:

Summary of Property Assessment - 2015					
	Parcel No.	Land Assessment	Building Assessment	Total Assessment	Total Taxes
Main Building	56-43-42-29-55-003-0010	\$1,489,539	\$3,123,026	\$4,612,565	\$15,077
Fabrication Plant	56-43-42-29-55-004-0010	\$549,768	\$888,908	\$1,438,676	\$5,154
Rail Spur	56-43-42-29-55-000-0060	\$113,694	\$0	\$113,694	\$0
Total Assessment		\$2,153,001	\$4,011,934	\$6,164,935	\$20,231

The subject pays Non Ad Valorem tax only. Using the proposed millage rate for next year, and assuming an assessed value of around 70% of our value conclusion, we project the tax liability for the property as follows:

Summary of Property Taxes								
Year	Taxable Assessment	Per SqFt	Millage Rate per \$1,000	Ad Valorem Taxes	Non Ad Valorem Taxes	Total Taxes	Less 4.0% Discount	Per SqFt
Projection	\$7,350,000	\$76.78	\$22.4565	\$165,055	\$20,329	\$185,384	\$177,969	\$1.86

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use as follows:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.”

In appraisal practice, the concept of Highest and Best Use represents the premise upon which value is based. The determination of Highest and Best Use (maximum profitability) results from the appraiser’s judgment and analytical skill. Data collected and analyzed for the purpose of the neighborhood data, and particularly the site and improvement descriptions were useful in arriving at a final conclusion.

In estimating Highest and Best Use as improved, there are essentially four stages of analysis:

1. Legally Permissible: What uses are permitted by zoning, private restrictions, building codes, historic district controls and environmental regulations.
2. Physically Possible: What legally permitted uses are physically possible.
3. Financially Feasible: Which of legally permissible and physically possible uses will produce a net return to the owner of the site.
4. Maximally Productive: From the financially feasible uses, the use which produces the highest price or value is the Highest and Best Use.

The Highest and Best Use of the land (or site) if vacant and available for use may be different from the Highest and Best Use of an improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site.

Legally Permissible: Legally permissible uses involve zoning, deed restrictions, and other legal entities, which may constrain use. To the best of our knowledge, the Subject site has no deed restrictions or other legal restrictions that would limit the total utilization of the site to its Highest and Best Use.

The property is zoned IG, with a zoned use allowing General Industrial development. The Future Land Use Designation is Industrial, by Riviera Beach. Based on a review of the permitted uses in this district, a variety of industrial developments would be considered legally permissible for the site including the Subject’s current use. A wide variety of industrial and commercial development is legally permitted under the IG zoning.

In addition to zoning requirements, a vacant site must comply with concurrency requirements. There appears to be sufficient municipal services within the neighborhood to meet capacity requirements.

Physically Possible: The second constraint imposed on the possible use of the property is that dictated by the physical aspects of the site such as size and shape, location, access and availability of utilities, etc. The Subject's primary physical characteristics of the site include its shape and size of 13.365 acres, or 295,004 SqFt. The property has adequate road access, visibility, and exposure to traffic. Further, the site has all necessary public utilities including water and sewer available, and by virtue of its size and location lends itself to industrial development. The site is not adversely affected by flood hazard, and soil conditions appear to be adequate to support development.

Financially Feasible: Financially feasible uses are generally supported through researching the potential uses after considering the physical and legal constraints. The only financially feasible use at this time is for continued operations and the underimproved portion of the site redeveloped as an industrial/warehouse property.

Maximally Productive: Based on the above, we are of the opinion that the existing improvements represent the Highest and Best Use of the property

VALUATION

Preface to Value/Scope of Assignment

The appraisal process is an economic analysis consisting of an orderly program by which the valuation problem is defined and data is acquired, classified, analyzed, interpreted, and reconciled into an estimate of value. There are three traditional paths, or approaches, used to direct the appraiser toward the value conclusion. These approaches are the Cost Approach, the Income Capitalization Approach, and the Sales Comparison Approach.

We have primarily utilized the Sales Comparison and Income Capitalization Approaches in order to estimate the market value of the Fee Simple estate of the subject property “*As Is.*”

In the Palm Beach County/Riviera Beach market, the standard unit of rental and sale comparison for Equipment Yard Complex space is gross leasable area (GLA).

The entire site comprises some 13.365 acres, with only 95,725 SqFt of building improvements (excluding the storage sheds). This translates to a coverage ratio of only 16%, where ratios are usually in the 30% to 35% range. The Land-to-Building Ratio (LBR) is 6.08:1. The comparable sales have an average LBR of 2.60:1. It is our experience that average LBRs are generally around 3:1 in this market. Using the GLA of 95,725 SqFt and a LBR of 3 yields a “typical” site size for the building improvements of about 287,175 SqFt. The remaining 295,004 SqFt will be treated as excess land. We have used the Sales Comparison Approach in order to estimate the market value of the Fee Simple estate of the subject land.

LAND ANALYSIS

In order to estimate the Market Value of the Subject site, as if vacant, a search was made for similarly zoned sites in proximity to the Subject. Additionally, real estate brokers active in the area were consulted for their knowledge of properties currently offered on the market for sale which would be in competition with the Subject Property in the open market if they, too, were for sale.

The subject contains 13.365 acres and is zoned IG, General Industrial. The market for vacant industrial land has been essentially dead for the last 8 years, with almost no market activity outside of bank actions and REO sales. This began to change in 2014-2015. Our research produced several sales of vacant industrial property in the general market area of the Subject, five (5) of which have been utilized as the primary sales data in our analysis. The comparables ranged from \$5.69 (Sale 1) to \$9.96 per square foot (Sale 5). The sampling of market data ranged in date from June 2015 to July 2016. We also considered several current listings and other, older sales.

LAND SALES SUMMARY							
Sale No. O.R. Bk/Pg.	Location	Sale Date	Zoning	Effective Sale Price	Size (Acres)	Size (SqFt)	Price / SqFt Land
1 28493/0853	Skees Industrial Park 1200 Skees Road West Palm Beach, FL 33411	7/16	IL	\$2,145,000	8.660	377,230	\$5.69
2 28347/0434	Airport Industrial Park 1501 N Florida Mango Road West Palm Beach FL 33409	5/16	IPID	\$1,500,000	4.130	179,903	\$8.34
3 28023/0566	E-Z Weld Site 1301 Old Dixie Highway Riviera Beach, FL 33404	12/15	IL	\$2,250,000	7.213	314,207	\$7.16
4 27755/1824	TruckMax Site NEC Interstate Park Rd S & Interstate Park Rd W Riviera Beach, FL 33404	8/15	IG	\$653,000	2.102	91,575	\$7.13
5 27632/1646	Altec Site SEC Interstate Park Rd S & Interstate Park Rd W Riviera Beach, FL 33404	6/15	IG	\$2,680,000	6.178	269,123	\$9.96
Statistics							
Low		6/15	---	\$653,000	2.10	91,575	\$5.69
Mean		12/15	---	\$1,845,600	5.66	246,408	\$7.65
High		7/16	---	\$2,680,000	8.66	377,230	\$9.96
Subject Property	Excess Land 1481 W 15th Street Riviera Beach, FL 33404	IG		6.772	295,004		

In order to equate each of the comparables to the Subject site, characteristics such as terms of financing (cash equivalency), conditions of sale, market conditions (time), location, corner influence, access, size, zoning and concurrency requirements were considered for adjustments. Our analysis of these conditions as they apply to the property sales is discussed as follows:

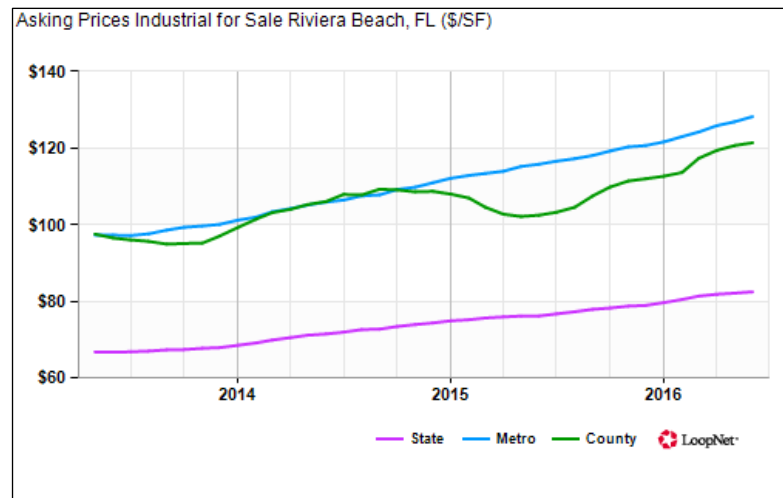
Terms of Financing (Cash Equivalency)/Conditions of Sale

Since all of the reported terms of financing on all of the comparable sales involved either market terms or cash to the Grantor, no adjustment for financing was necessary.

Based upon the research performed, it is our opinion that most of the comparable sales involved typical arm's length transactions without the presence of duress or adverse market influences and no adjustment was warranted.

Time or Changes in Market Conditions

Industrial land sales trend data is not available, therefore we looked at asking prices for improved industrial property in order to establish value trends in the market. After peaking in 2007 at about \$150/SqFt, the average asking price in the Riviera Beach and Riviera Beach market area plummeted to under \$100/SqFt where it stabilized



based on comprehensive data provided by LoopNet tracking all asking prices of Industrial property in the State, Palm Beach County and Riviera Beach /Riviera Beach Markets. After hitting a low of around \$96/SqFt in late 2012, asking prices have stabilized and are trending upward to between \$125 and \$130/SqFt.

The oldest three sales were adjusted upward 5%. We feel the recent nature of the other sales reflect current market conditions and have therefore elected to make no adjustment for time or changes in Market condition in our analysis.

Size and Shape

The size of the comparables utilized ranged from 2.102 to 8.660 acres. In contrast, the Subject site contains a total land area of 13.365 acres. Similar to location, site size can have a significant impact on real estate value. In this case, individual adjustments were applied for the primary site and the excess land as separate parcels.

Comparable Land Sales Location Map



Location

Location is a primary consideration when estimating the Market Value of property. Since real estate is immobile, location of individual tracts is unique and must be adjusted to the characteristics of the Subject Property. Neighborhood composition and exposure to major traffic corridors typically influence the price. Analysis of area sales strongly indicates that the primary consideration is location, access and commercial exposure.

Sites situated on corners or major thoroughfares typically command a higher unit value than interior tracts due to increased road frontage, which provides a site greater access, and exposure/visibility.

Various adjustments were applied.

Topography & Utility

The topography and utility of a site impact its market value. Wetlands, low areas requiring fill, and site utility are examples of factors that could influence a site's value. Sale 1 is a very low site and was adjusted upward. Though no other adjustments were required; this element was considered in our reconciliation.

Zoning and Other Factors

All of the comparable sales were zoned for industrial use. The zoning uses allowed vary slightly but no adjustment was deemed necessary. No adjustments were required.

Excess Land Value Conclusion

In our conclusion of land value applicable to the Subject site, we have analyzed and considered recent sales within the Riviera Beach/Palm Beach County Industrial market. Before adjustments the value indications ranges from \$5.69/SqFt to \$9.96/SqFt with an average indication (arithmetic mean) of \$7.65/SqFt.

After adjustments the range was \$7.11 to \$8.89 with an average of \$7.68 per SqFt. Sale 5 appears slightly out of line with the other indications. After analysis of the sales for significant differences, we have concluded at a value range for the Subjects site of between \$7.25 and \$7.75 per SqFt. This range estimate is further reconciled to a Fee Market Value, calculated in the following chart.

Land Value Summary and Conclusion				
295,004	SqFt x	\$7.25	per SqFt =	\$2,138,782
295,004	SqFt x	\$7.75	per SqFt =	\$2,286,284
Reconciled to :				\$2,200,000

The value of the excess land will be added to the value conclusion via the Sales Comparison and Income Capitalization Approaches in order to arrive at a final value.

LAND SALES SUMMARY

Sale No. O.R. Bk/Pg.	Location	Sale Date	Zoning	Effective Sale Price	Size (Acres)	Size (SqFt)	Price / SqFt Land	Adjustments							
								Time & Cond. of Sale	Adjust. Price / Sqft	Size & Loca- tion	Topo/ Util	Zoning/ Other	Total Net Adjust.	Adjust. Price / Sqft	
1	Skees Industrial Park 1200 Skees Road West Palm Beach, FL 33411	7/16	IL	\$2,145,000	8.660	377,230	\$5.69	0%	\$5.69	5%	15%	10%	0%	30%	\$7.39
2	Airport Industrial Park 1501 N Florida Mango Road West Palm Beach FL 33409	5/16	IPID	\$1,500,000	4.130	179,903	\$8.34	0%	\$8.34	-5%	-5%	0%	0%	-10%	\$7.50
3	E-Z Weld Site 1301 Old Dixie Highway Riviera Beach, FL 33404	12/15	IL	\$2,250,000	7.213	314,207	\$7.16	5%	\$7.52	5%	-5%	0%	0%	0%	\$7.52
4	TruckMax Site NEC Interstate Park Rd S & Interstate Park Rd W Riviera Beach, FL 33404	8/15	IG	\$653,000	2.102	91,575	\$7.13	5%	\$7.49	-5%	0%	0%	0%	-5%	\$7.11
5	Altec Site SEC Interstate Park Rd S & Interstate Park Rd W Riviera Beach, FL 33404	6/15	IG	\$2,680,000	6.178	269,123	\$9.96	5%	\$10.46	0%	-15%	0%	0%	-15%	\$8.89

Statistics			
Low	6/15	--	\$653,000
Mean	12/15	--	\$1,845,600
High	7/16	--	\$2,680,000

Indications	
Low	\$7.11
Mean	\$7.68
High	\$8.89

Subject Property	Excess Land	IG
1481 W 15th Street Riviera Beach, FL 33404	6.772	295,004

SALES COMPARISON APPROACH

The Dictionary of Real Estate Appraisal, by the Appraisal Institute (Fifth Edition 2010), defines the Sales Comparison Approach as:

“The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.”

In order to estimate the Market Value of the property utilizing the Sales Comparison Approach, we analyzed several sales of similar industrial/warehouse buildings in the local market. From our review of local transactions, the most prevalent method of analyzing a property such as the subject is by the price per SqFt of GLA unit comparison.

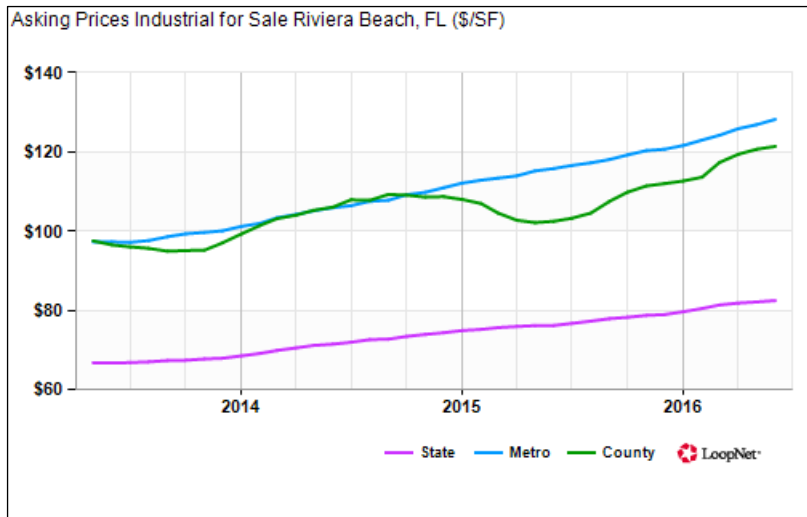
Comparable Sale Adjustments

The subject contains 95,725 SqFt of GLA and was constructed in 2004. Five comparable sales were selected. These ranged in size from 52,411 to 122,706 SqFt of GLA, and were built between 1973 (Renovated in 2001) and 1988. All of the comparable sales are located within similar industrial corridors. The sales occurred between December 2016 and July 2015. Comparables were analyzed and compared to the subject on a qualitative, as well as a quantitative basis. Percentage adjustments were applied to a comparable sale in order to make it more similar to the subject; each comparable being compared to and found to be inferior, similar or superior. A brief discussion of the bases of comparison follows. A Building Sales Summary Chart is found on a following page.

Financing (Cash Equivalency) and Conditions of Sale

The first adjustment considered was for advantageous financing. The transaction price of one property may differ from that of a similar property due to different financing arrangements. Cash equivalency analysis is a procedure in which the sale prices of comparable properties that sold with atypical financing terms are adjusted to reflect typical market terms. To the best of our knowledge, none of the sales required a financing adjustment and no adjustment for financing has been made.

The two oldest sales were adjusted upward 5%. Due to the recency of the other sales, we have made no other adjustments for time or changes in Market condition.



Comparable 4
Prologis Building
Single-Tenant Flex Warehouse
7540 Byron Drive
Riviera Beach, FL 33404

Comparable 1
Lewis Terminals
Dual-Tenant Flex Warehouse
1500 Avenue R
Riviera Beach, FL 33404

Subject Property
Public Works Facility
1481 W 15th Street
Riviera Beach, FL 33404

Comparable 2
Northpoint Technology Center
Multi-Tenant Flex Warehouse
1501 Northpoint Pkwy
West Palm Beach, FL 33407

Comparable 5
Due South Brewing Building
Multi-Tenant Flex Warehouse
2900 High Ridge Road
Boynton Beach, FL 33426

Comparable 3
Boca Commercial Center
Multi-Tenant Flex Warehouse
990 S Rogers Circle
Boca Raton, FL 33487

DELOME
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Atlantic Ocean

0 1 2 3 4 5 6 mi

Scale bar and north arrow.

Location Adjustment

Sales 2, 3 and 5 occurred in industrial areas with higher underlying land values and associated rents. Downward adjustments for location were applied to these sales. No other adjustments were applied.

Size

The sales range in size from 52,411 to 122,706 SqFt of GLA. As previously noted, the Subject has a GLA of 95,725 SqFt. We could see no market evidence within the data set to support an adjustment for size. No adjustments were applied.

Age/Condition

The overall condition (age) can impact a property's selling price. The subject was built in 2004 and is in good condition. The sales were built between 1973 (renovated in 2001) and 2088. The Sales received adjustments based upon individual age and observed condition.

Buildout/Quality

The sales required small adjustments based upon individual office build-out relative to the subject.

Land to Building Ratio/Other

No adjustments were applied for this factor which has been considered in our conclusion.

Conclusion

Before adjustments the five comparable sales generated indications of value ranging from \$61.06 to \$102.08 per square foot, with an average indication (arithmetic mean) of \$84.19 per SqFt. After adjustments, the sales ranged from \$80.60 to \$96.64 per SqFt. The mean value of the adjusted sales was \$87.49/SqFt.

Based on the preceding analysis, it is our opinion that the City of Riviera Beach Public Works complex Property has a Market Value around the mean of the adjusted data between \$85.00 and \$90.00 per square foot, exclusive of the excess land value estimated previously. The subject contains 95,725 SqFt. We therefore estimate the value of the subject property via the Sales Comparison Approach "***As Is***" as follows:

Subject Property Value Conclusion				
95,725	SqFt	x	\$85.00	/ SqFt = \$8,136,625
95,725	SqFt	x	\$90.00	/ SqFt = \$8,615,250
			Avg.	\$8,375,938
Reconciled to:				\$8,400,000
Add Excess Land Value				\$2,200,000
Market Value Indication				\$10,600,000

INDUSTRIAL/WAREHOUSE BUILDING SALES SUMMARY AND ADJUSTMENT CHART																																																																																									
Sale No. OR Bk/Pg	Name/Location	Sale Date	Sale Price	Year Built	Land Area (SqFt) / LBR	Bldg. Size SqFt GLA	Office/GLA Ratio	Price / SqFt of Bldg.	Adjustments					Adjust. Price / SqFt																																																																											
									Time & Cond. of Sale	Loca- tion	Size	Age & Cond.	Buildout & Quality		LBR & Other																																																																										
1 N/A	Lewis Terminals Dual-Tenant Flex Warehouse 1500 Avenue R Riviera Beach, FL 33404	12/16	\$3,200,000	1986	148,200 2.83:1.0	52,411	8,678 16.6%	\$61.06	0%	0%	0%	15%	20%	0%	\$82.43																																																																										
2 28602/ 340	Northpoint Technology Center Multi-Tenant Flex Warehouse 1501 Northpoint Pkwy West Palm Beach, FL 33407	9/16	\$7,100,000	1988	191,747 2.76:1.0	69,553	31,871 45.8%	\$102.08	0%	-10%	0%	5%	-5%	0%	\$91.87																																																																										
3 28346/ 497	Boca Commercial Center Multi-Tenant Flex Warehouse 990 S Rogers Circle Boca Raton, FL 33487	5/16	\$12,400,000	1987	290,231 2.37:1.0	122,706	60,109 49.0%	\$101.05	0%	-15%	0%	5%	-5%	0%	\$85.90																																																																										
4 28016/ 187	Prologis Building Single-Tenant Flex Warehouse 7540 Byron Drive Riviera Beach, FL 33404	1/16	\$8,750,000	1985	256,637 2.45:1.0	104,575	5,890 5.6%	\$83.67	5%	0%	0%	0%	10%	0%	\$96.64																																																																										
5 27701/ 1182	Due South Brewing Building Multi-Tenant Flex Warehouse 2900 High Ridge Road Boynton Beach, FL 33426	7/15	\$5,250,000 Ren 2001	1973	187,568 2.61:1.0	71,815	2,382 3.3%	\$73.10	5%	-10%	0%	0%	15%	0%	\$80.60																																																																										
<table><tr><th colspan="8">Comparable Sales Summary of Data Range</th><th colspan="7">Indications After Adjustments</th></tr><tr><td>Maximum</td><td>12/16</td><td>\$12,400,000</td><td>1988</td><td>290,231</td><td>122,706</td><td>49.0%</td><td>\$102.08</td><td colspan="7">\$/SqFt</td></tr><tr><td>Mean</td><td>5/16</td><td>\$7,340,000</td><td>1984</td><td>214,877</td><td>84,212</td><td>24.1%</td><td>\$84.19</td><td colspan="7">Maximum</td></tr><tr><td>Minimum</td><td>7/15</td><td>\$3,200,000</td><td>1973</td><td>148,200</td><td>52,411</td><td>3.3%</td><td>\$61.06</td><td colspan="7">Mean</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td colspan="7">Minimum</td></tr></table>															Comparable Sales Summary of Data Range								Indications After Adjustments							Maximum	12/16	\$12,400,000	1988	290,231	122,706	49.0%	\$102.08	\$/SqFt							Mean	5/16	\$7,340,000	1984	214,877	84,212	24.1%	\$84.19	Maximum							Minimum	7/15	\$3,200,000	1973	148,200	52,411	3.3%	\$61.06	Mean															Minimum						
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Subject Property	Public Works Facility 1481 W 15th Street Riviera Beach, FL 33404	2/13	\$6,600,000	2004	287,175 3,00:1.0	95,725	20,600 21.5%	\$68.95																																																																																	



Subject



Sale Comparable 1



Sale Comparable 2



Sale Comparable 3



Sale Comparable 4



Sale Comparable 5

INCOME CAPITALIZATION APPROACH

The Dictionary of Real Estate Appraisal (Fifth Edition 2010), by the Appraisal Institute, defines Income Capitalization Approach as follows:

“A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year’s income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.”

In the valuation of the Subject Property, it is our opinion that the Direct Capitalization Method is the most appropriate indicator of value.

The value estimate by the Income Capitalization Approach is based upon the capitalization of the net income estimated for the Subject’s improvements. The steps involved in estimating the value by this method are as follows:

1. Estimate the Potential Gross Income (PGI) that can be expected based upon current rent levels as of our date of valuation.
2. Estimate the vacancy and market-supported expenses as a deduction from the PGI to arrive at Net Operating Income (NOI).
3. Capitalize NOI utilizing an appropriate overall rate or discount the expected periodic net income into an indication of Market Value.

Historic Operations

While estimating operations at the City of Riviera Beach Public Works complex we have relied on comparative market data (rental and expense) to support our projection of economic income and expenses.

Leases Affecting the Subject Property

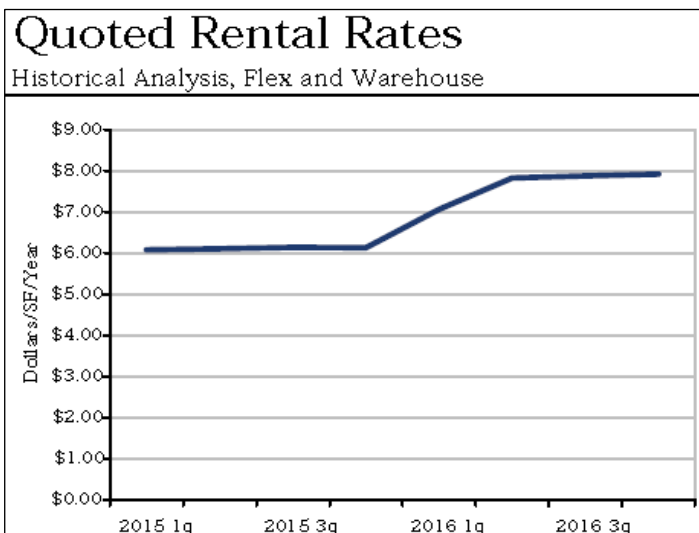
The City of Riviera Beach Public Works complex is vacant and being appraised as Fee Simple.

Estimate of Market Rental Rate

The Subject Property is a 95,725 SqFt (GLA) equipment yard complex that was constructed in 2004. In estimating Market Rent, several similar properties in the area of the subject were analyzed.

The chart at right shows trend data for industrial space in the Riviera Beach market (Lewis Terminals) over the last two years. The average asking rent has climbed to around \$8.00/SqFt, up from \$6.14/SqFt a year ago. The average quoted rent for the Riviera Beach market is \$7.92/SqFt as of the end of the 4th quarter, 2016 per CoStar.

The following chart summarizes several current leases found in the surrounding market area.



SUMMARY OF SELECTED COMPARABLE RENTAL RATES											
Rent No.	Tenant/Address	Typical Term	Lease Type	Year Built	Gross Rentable SqFt	Available SqFt	Asking Rate (\$/SqFt)	Quoted Expenses Passed Through	Effective Full-Service Rental	Tenant Impr. Allowance	Current Occupancy Rate
1	Southern Mills Phase I 700 103rd Avenue Royal Palm Beach, FL 33411	10 years	Industrial Gross	2008	152,387	0	\$6.89 (Lease)	\$4.00	\$10.89	Neg.	100%
2	Hill Avenue Warehouse 1205-1421 Hill Avenue Mangonia Park, FL 33407	Neg	Industrial Gross	1967	64,316	0	\$7.50 (Lease)	\$0.00	\$7.50	Neg.	100%
3	Australian Avenue Warehouse 1160 W 13th Street (SEC Australian) Riviera Beach, Florida 33404	Neg	Modified Gross	1982	214,300	17,137	\$6.00 \$9.00 (Office)	\$0.00 \$0.00	\$6.00 \$9.00	Neg.	92%
4	Bills Industrial Park 940 W 13th Street Riviera Beach, Florida 33404	Neg	Industrial Gross	1979	144,000	36,000	\$7.00	\$0.00	\$7.00	Neg.	75%
5	Fairfax Industrial Park 1700-2060 Avenue L Riviera Beach, Florida 33404	1-year	Modified Gross	1972	125,400 (4 bldgs)	0	\$7.79 (Lease)	\$0.00	\$7.79	Neg.	100%
					Low	64,316	0	\$6.00	\$0.00	\$6.00	75.0%
					Average	140,081	10,627	\$7.36	\$0.67	\$8.03	93.4%
					High	214,300	36,000	\$9.00	\$4.00	\$10.89	100.0%
<div> SP Public Works Facility 1481 W 15th Street Riviera Beach, FL 33404 </div> <div> <i>All Buildings Surveyed</i> <i>Total SqFt Surveyed:</i> 700,403 <i>Weighted Average Occupancy:</i> 7.6% </div>											

The properties surveyed represent over 700,000 square feet of surveyed space and indicate an average rental rate of \$8.03 per square foot on a Full-Service (Inclusive of CAM) basis.

The Subject Property comprises 95,725 SqFt of GLA and compares favorably to the data set with respect to location, features and functional utility. The appraised property is designed for flexible tenancy, has finished office space, and has quality on-site parking and good arterial access.

Considering the interior finishes associated with City of Riviera Beach Public Works complex improvements, we feel an average market rental rate of \$10.00 to \$11.00 for the main building and \$8.50 for the fabrication and maintenance buildings appears reasonable.

CAM Reimbursement

The market rental rate estimated herein for the Subject Property assumes a gross lease structure with no CAM reimbursement.

Conclusion

Based upon the preceding, we have estimated current market terms for the Subject as reflected in the following table.

Market Leasing Rates and Terms	
Market Rent	\$10.50 & \$8.50
Lease Type	Gross
Tenant Improvement Allowance (New & Renewal)	\$0.50 /SqFt
Tenant Renewal Probability	75% to 80%
Months Vacant on Lease Rollovers	3 to 5 Months
Leasing Commissions	
New	5.0%
Renewals	2.5%
CAM Reimbursement	N/A
Annual Inflaters	Fixed or CPI.
Lease Term/Years	1-5 Years.



Subject Property



Rent Comparable 1



Rent Comparable 2



Rent Comparable 3



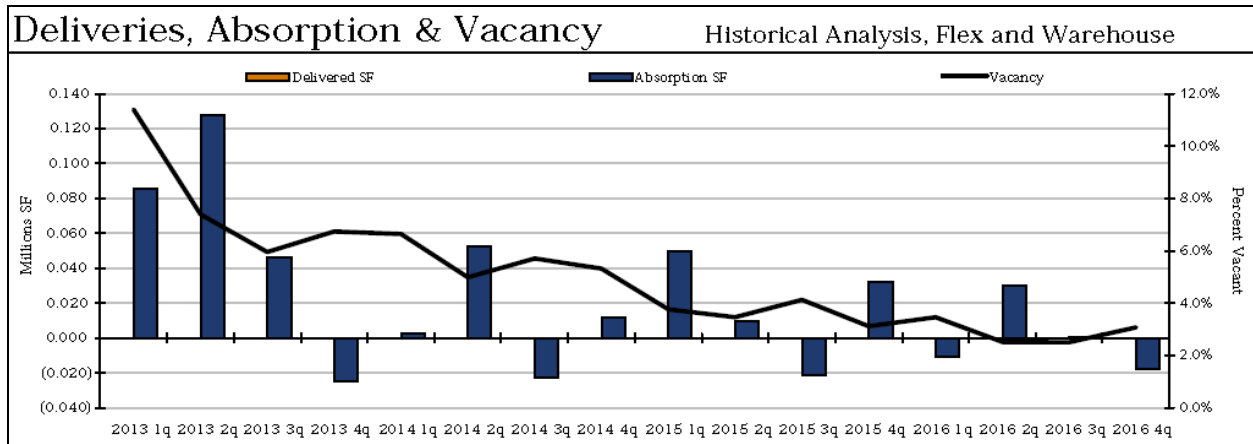
Rent Comparable 4



Rent Comparable 5

Vacancy and Collection Loss

The Riviera Beach (Lewis Terminals) Industrial Market vacancy has trended below 5% for the last two years and was at 3.1% as of the 4th quarter of 2016. These figures exclude collection costs.



We have concluded at a stabilized vacancy loss of 4.5% for the Subject Property over a typical holding period based on our estimates of market rents, with an additional 0.5% withheld for collection loss for a total vacancy and credit loss of 5.0%.

Operating Expense Analysis

In order to estimate expenses for the Subject Property we have reviewed the operating history of the subject and several comparables and utilized that information to estimate market oriented expenses for the Subject Property. A breakdown of the expenses is presented as follows.

OPERATING EXPENSE COMPARABLES										
Property Location	West Palm Beach		Boynton Beach		Boynton Beach		Riviera Beach		Riviera Beach	
Date of Construction	1991		2000		1984		1985		1982	
Gross Leasable Area (GLA	80,000		43,651		20,088		31,562		16,560	
Site Area (Acres)	NAV		2.967		1.00		2.08		1.13	
<u>Fixed Expenses</u>										
Real Estate Taxes	\$105,875	\$1.32	\$91,396	\$2.09	\$24,524	\$1.22	\$39,518	\$1.25	\$15,293	\$0.92
Insurance	\$75,000	\$0.94	\$28,373	\$0.65	\$15,901	\$0.79	\$15,781	\$0.50	\$12,540	\$0.76
Total Fixed Expenses	\$180,875	\$2.26	\$119,769	\$2.74	\$40,425	\$2.01	\$55,299	\$1.75	\$27,833	\$1.68
<u>Variable Expenses</u>								\$0.00		
Repairs & Maintenance	\$51,976	\$0.65	\$4,365	\$0.10	\$6,089	\$0.30	\$15,781	\$0.50	\$4,026	\$0.24
Utilities	\$19,653	\$0.25	\$6,548	\$0.15	\$10,257	\$0.51	\$6,312	\$0.20	\$1,000	\$0.06
Management Fees	\$27,996	\$0.35	\$24,052	\$0.55	\$4,363	\$0.22	\$10,347	\$0.33	\$7,630	\$0.46
Legal & Admin.	\$3,578	\$0.04	\$2,183	\$0.05	\$1,500	\$0.07	\$3,156	\$0.10	\$1,497	\$0.09
Total Variable Expenses	\$103,203	\$1.29	\$37,148	\$0.85	\$22,209	\$1.11	\$35,596	\$1.13	\$14,153	\$0.85
Total Operating Expenses	\$284,078	\$3.55	\$156,917	\$3.59	\$62,634	\$3.12	\$90,895	\$2.88	\$41,986	\$2.54

The following represents our estimate of the operating costs for a property similar to the Subject in the form of recoverable and non-recoverable expenses.

Fixed Expenses

We have separated the fixed operating expenses into the categories of real estate taxes and insurance.

Real Estate Taxes - For the purpose of this analysis, we have projected ad valorem taxes based upon an assessment at 70% of market value, or about \$76.78/SqFt as shown below. Non Ad Valorem taxes were assumed to increase 2.5%.

Summary of Property Taxes								
Year	Taxable Assessment	Per SqFt	Millage Rate per \$1,000	Ad Valorem Taxes	Non Ad Valorem Taxes	Total Taxes	Less 4.0% Discount	Per SqFt
Projection	\$7,350,000	\$76.78	\$22.4565	\$165,055	\$20,329	\$185,384	\$177,969	\$1.86

Property Insurance – Insurance premiums for comparable buildings range from \$0.50 to \$0.94 per SqFt of GLA, while historical operations for a similar, though smaller, property we recently appraised have trended from \$0.26/SqFt to \$0.48/SqFt. These premiums reflect an older policy and lower insurable value than a buyer would realize. Rates have been trending upward over the past two years. We have elected to use a budget amount of approximately \$0.75/SqFt.

Variable Operating Expenses

Repairs and Maintenance - The R&M expense for the comparables indicates a range from \$0.10 to \$0.65 per SqFt, while historical operations for a similar, though smaller, property we recently appraised have trended from \$0.30/SqFt to \$0.42/SqFt. Given the construction features, age and finished areas of City of Riviera Beach Public Works complex, we estimate that repairs and maintenance costs would be about \$0.50 per SqFt.

Utilities - The expense comparables reflected utility expenses ranging from \$0.06 to \$0.51 per SqFt, while historical operations for a similar, though smaller, property we recently appraised have trended from \$0.28/SqFt to \$0.30/SqFt. We estimate that utilities expenditures would be about \$0.15 per SqFt.

Management/Administrative Fees - Management fees for industrial properties are typically based on a percentage of effective gross income. Typically, management fees for multi-tenant industrial properties range from 3% to 6% of effective gross income. Based on discussions with the investors, and considering the multi-tenant status of the property, it is our opinion a management fee of 3.5% of the Effective Gross Income (EGI) would be market oriented and reasonable for the Subject Property.

Legal/Miscellaneous - We have concluded at \$0.10 per SqFt and made a deduction for legal/miscellaneous costs in our analysis.

Reserve for Replacements - This expense is not typically included in Direct Capitalization Analysis of industrial properties.

Tenant Improvement Allowance & Leasing Commission - Tenant improvements and leasing commissions are a real cost to the operation of a property. However, these associated costs are typically handled by investors below the “NOI” line in both Direct Capitalization and Discounted Cash Flow Analysis. For this reason, these costs are not included in our analysis.

The following summary chart summarizes our estimate of the operating costs for the subject compared with the expense comparables.

Operating Expense Reconciliation & Projection						
Public Works Facility						
Operating Expenses	Expense Comps (range)			Lawson Appraisal		
	Low	Mean	High	Projection	Per SqFt	% of EGI
Fixed Expenses						
Real Estate Taxes	\$0.92	\$1.19	\$1.32	\$177,969	\$1.86	19.6%
Insurance	0.50	0.71	0.94	\$71,794	\$0.75	7.9%
Total Fixed Expenses	\$1.68	\$1.90	\$2.26	\$249,762	\$2.61	27.5%
Variable Expenses						
Repairs & Maintenance	0.24	0.39	0.65	\$47,863	\$0.50	5.3%
Utilities	0.06	0.30	0.51	\$14,359	\$0.15	1.6%
Management Fees	0.09	0.29	0.46	\$31,749	\$0.33	3.5%
Legal & Admin.	0.04	0.11	0.23	\$9,573	\$0.10	1.1%
Total Variable Expenses	\$0.44	\$1.09	\$1.85	\$103,543	\$1.08	11.4%
Total Operating Expenses	\$2.12	\$3.00	\$4.11	\$353,305	\$3.69	38.9%

Direct Capitalization

The overall rate utilized for the valuation of the Subject Property via Direct Capitalization has been analyzed via three methods: a) abstraction, b) investor surveys, and c) band of investment. These methods are detailed below.

Abstraction of Overall Rate

The equation utilized to abstract overall rates directly from market sales is as follows:

$Ro = I/V$, in which: Ro = overall rate; I = net income and V = Value

A survey of sales from which we were able to derive overall capitalization rates shows:

Comparable Sale Direct Capitalization Rates				
Sale No.	Date	Year Built	Size/SqFt	Overall Rate
1	12/16	1986	52,411	5.90%
2	9/16	1988	69,553	7.10%
3	5/16	1987	122,706	8.00%
4	1/16	1985	104,575	6.36%
5	7/15	1973	71,815	7.28%
Low		1973	52,411	5.90%
Mean		1984	84,212	6.93%
High		1988	122,706	8.00%

We estimate a competitive market capitalization rate for the Subject is well supported at approximately 6.50% to 6.75%.

The Korpacz Investor Survey, 4th Quarter 2016 reflects market trends for investment grade properties within the institutional market. The survey indicates that market participants are seeking Overall Rates for Class “A” (Institutional Grade) industrial investments between 3.00% and 7.00% with an average of 5.27%.

Overall Cap Rates - National Warehouse Market			
Overall Cap Rates (OAR)	4th Qtr 2016	Prior Quarter	Year Ago
Range	3.00% - 7.00%	3.00% - 7.00%	3.00% - 7.00%
Average	5.27%	5.21%	5.48%
Change (Basis Points)	---	6	21

Source: Korpacz Real Estate Investor Survey - PriceWaterhouseCoopers

Band of Investment

Band of Investment method of “building” an overall rate is based on the components of a capitalization rate; return “of” and “on” the investment as well as the return “of” and “on” the equity. It is our opinion current mortgage terms would be as shown in summary. Unlike the previously abstracted overall rates, equity dividend rates vary considerably. This is the result of varying investment return requirements and mortgage interest rates, debt coverage ratios and pay back arrangements.

The following table summarizes the overall rate via the Band of Investment technique.

Overall Rate - Band of Investments			
The estimated "built up" overall rate was based on the following rates and terms:			
Interest rate:	4.650%	Loan to Value Ratio (Ro):	70%
Amortization term/Years	25	Equity Dividend Rate (EDR):	7.00%
Constant:	6.773%		
The built up overall rate is a weighted average between the following debt and equity components:			
<u>Debt %</u>		<u>Constant</u>	<u>Weighted Average</u>
70%	x	6.7726%	= 4.7408%
<u>Equity %</u>		<u>Equity Div.</u>	
30%	x	7.00%	= <u>2.1000%</u>
Indicated Overall Rate:			6.8408%
Rounded to:			6.80%

Summary of Indicated Capitalization Rates

The following table summarizes the range of estimated capitalization rates.

Summary of Estimated Overall Capitalization Rates			
Market Source	Indicated Ranges		
	Low	Average	High
Market Abstracted Overall Rate	5.90%	6.93%	8.00%
Reconciled:		7.25%	
Investor Surveys:			
Korpacz R.E. Investment Survey, PWC	3.00%	5.27%	7.00%
Reconciled:		7.00%	
Band of Investment Technique		6.80%	
Selected "Going In" Rate	6.75%	to	7.00%

Market participants indicated that OAR's were low as a function of lower rental rates and overall lower values. Rates have stabilized, and rents are anticipated to roughly keep pace with inflation. Current Overall Capitalization Rates are therefore expected to be sustainable over the next several quarters.

Income Approach Summary and Conclusion

Based on the preceding capitalization rate analysis, it is our opinion an overall rate ranging from 6.75% to 7.0% would be market oriented and reasonable as of the date of our valuation. Based on our concluded overall capitalization rate, the following is our estimate of the Fee Simple Market Value of the appraised property by Direct Capitalization.

Income Approach Summary Direct Capitalization Public Works Facility 1481 W 15th Street Riviera Beach, FL 33404						
Potential Net Rent						
West Building Area - Office/flex	70,600	SqFt @	\$10.50	/SqFt	=	\$741,300
East Building Area - Fabrication & Maintenance	25,125	SqFt @	\$8.50	/SqFt	=	\$213,563
Total Potential Gross Income (PGI)			\$9.98	/SqFt	=	<u>\$954,863</u>
Plus: Common Area Maintenance (CAM) Reimbursement			\$0.00	/SqFt		\$0
Less: Vacancy/Collection Allowance				5.0%	=	<u>(47,743)</u>
Effective Gross Income (EGI)			\$9.48	/SqFt	=	\$907,119
Less: Operating Expenses (Excluding Reserves)			(\$3.69)	/SqFt	=	<u>(353,305)</u>
Net Operating Income			\$5.79	/SqFt	=	\$553,814
Capitalization						
Net Operating Income divided by Overall Rate equals Value						
	\$553,814	divided by	6.75%	=		\$8,204,651
	\$553,814	divided by	7.00%	=		\$7,911,628
Reconciled to:						\$8,050,000
Per SqFt (Gross Building Area)	\$84.10					
Plus Value of Excess Land						\$2,200,000
Combined Market Value of Subject Property						\$10,250,000

The combined value of the property including the excess land is **\$10,250,000 (\$8,050,000** for the reconciled value of the improved property and **\$2,200,000** for the excess land).

RECONCILIATION

The City of Riviera Beach Public Works complex consists of a warehouse containing 95,725 SqFt (GLA) and 95,725 SqFt (GBA) built in 2004 and situated on a site containing 13.365 acres or 295,004 SqFt.

The estimate of value is subject to the General Limiting Conditions and the Special Conditions outlined beginning on page 3 of the report. As a result of our investigation and analysis of the information obtained therefrom, as well as a general knowledge of real estate valuation procedures, it is our opinion that the **Market Value** of the **Fee Simple Estate** of the Subject Property, as of January 20, 2017 was:

Appraisal Premise	Interest Appraised	Date of Value	Conclusion
"As Is"	Fee Simple	January 20, 2017	\$10,400,000

The Sales Comparison Approach is considered a good indicator of value when there are recent sales of comparable properties available for analysis. In this instance, several comparable properties were found and analyzed, all in close proximity to the subject within the same industrial area. After comparing them to the Subject Property and considering for any differences, they provided a well-supported value indication for the appraised property. The Income Approach was included for additional support and would typically be given approximately equal consideration when appraising a property like the Subject.

The City of Riviera Beach Public Works complex is a 95,725 SqFt (GLA) and 95,725 SqFt (GBA) equipment yard complex built in 2004 and situated on a site containing 13.365 acres or 295,004 SqFt. In our conclusion of value of the subject property we have placed about equal weight on the approaches.

The estimates of value contained in this report are subject to the General Limiting Conditions and the Special Conditions outlined beginning on page 3 of the report.

Marketing Period and Exposure Time

We have estimated the **marketing period** and **exposure period** for the Subject Property based on discussions with brokers and property owners and based on the marketing periods for the comparable sales. *The Korpacz's Real Estate Investor Survey®*, by PricewaterhouseCoopers, 4th Quarter 2016 indicates an average marketing time of 1 to 9 months for national warehouse properties.

Reasonable marketing periods for the appraised property consist of two separate periods in time. These are **reasonable exposure time** and **reasonable marketing time**.

Reasonable Exposure Time

Reasonable exposure time is the retrospective amount of time it would have taken the appraised property to sell in the market at the equivalent estimate of market value contained in this appraisal. Exposure time is inherent within the market sales utilized in the valuation. The data contained in the Sales Comparison Approach indicates exposure times for comparable properties were between 6 and 24 months.

Reasonable Marketing Time

Reasonable marketing time is the estimated prospective amount of time it will likely take the appraised property to sell at the equivalent estimate of market value contained in this appraisal. This time period assumes that the economic conditions currently impacting the property, and which have been taken into consideration in the estimate of value, continue into the foreseeable future. Further, it assumes an arm's length sale within the context of a normal marketing period experienced by similar-type property.

Taking into account the various differences between the sales utilized, current market conditions, and the quality and quantity of the income stream analyzed, the estimated reasonable marketing time (the amount of time it would probably take to sell the appraised property at the estimate of market value contained herein, if exposed for sale beginning on the date of the valuation) would be 12 months or less.

We estimate a reasonable marketing time (the amount of time it would probably take to sell the appraised property at our estimate of market value if exposed for sale beginning on the date of this valuation) to be within 12 months. The reasonable Exposure Time has also been estimated at within 12 months.

ADDENDA

QUALIFICATIONS

DOUGLAS B. LAWSON, MAI

QUALIFICATIONS

Douglas B. Lawson is the Principal of Lawson Appraisal Service, LLC, a real estate appraisal and consulting firm in North Palm Beach, Florida.

Mr. Lawson has been actively engaged in various phases of real estate appraisal since 1977. He has prepared appraisals encompassing most of the major categories of land and buildings. Mr. Lawson has conducted appraisals for the purpose of sale/purchase, insurable value, rental, financial, ad valorem tax, purchase price allocation and corporate planning.

Mr. Lawson has been a resident of Palm Beach County, Florida, since 1955. He received his secondary education from the University of Florida, where he graduated in 1978 with a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Land Development.

PROFESSIONAL AFFILIATIONS

- ◆ Member of the Appraisal Institute -- MAI Certification No. 7581
- ◆ Qualified as an expert witness in Circuit Courts of Palm Beach and Martin Counties, as well as in Federal Bankruptcy Court
- ◆ Board of Directors, South Florida Chapter of the Appraisal Institute, 1999-2003
- ◆ Licensed as a Broker with Florida Real Estate Commission – (License BK3001120)
- ◆ State-Certified General Real Estate Appraiser, License RZ170, by the State of Florida, Department of Professional Regulation, Real Estate Appraisal Board through November 30, 2018.

APPRAISAL EDUCATION

- Society of Real Estate Appraisers / American Institute of Real Estate Appraisers
Numerous appraisal courses and seminars between 1977 and 1986
- Appraisal Institute
Comprehensive Examination--Challenged and Passed, 1987
Standards of Professional Practice A & B, 1992, 1994, 1996
Standards of Professional Practice C, 1998, 2002, 2004
Litigation Valuation, 1993
USPAP Update, 1994, 1996, 1998, 2000, 2003, 2005, 2008, 2010, 2012, 2014, 2016
Appraisal Review: Residential Properties, 1995

DOUGLAS B. LAWSON, MAI
Qualifications - Continued

Business Enterprise Valuation, 1999
Apartment Appraisal: Concepts and Applications, 1999
Appraising Automobile Dealership Facilities 2000
Standards and Ethics for Professionals 2003 and 2005
Florida State Law for Appraisers 2003, 2005, 2008, 2010, 2012, 2014 and 2016
Business Practices and Ethics 2003, 2006, 2012, 2016
Roles and Rules of Supervisors and Trainees, 2008, 2010
Appraising High Value and Historic Homes, 2008
Property Tax assessment, 2010
Small Hotel/Motel Valuation, 2010
Analyzing Operating Expenses 2010
The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac 2011
US Hotel Industry/HVS Hotel Market Studies & Valuation 2012
Lessons From the Old Economy: Working in the New 2012
HVS Hotel Valuation Software 2012, The US Hotel Industry 2012
Retail Center Analysis 2012
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets 2013
Real Estate Finance Statistics and Valuation Modeling 2013

- Attended over 120 hours of valuation seminars sponsored by the Appraisal Institute during the past five years.

APPRAISAL EXPERIENCE

- ◆ Principal, Lawson Appraisal Service, LLC, Real Estate Appraisal and Consulting Firm, Palm Beach Gardens, Florida—2009 to present.
- ◆ President, Lawson Valuation Group, Inc., Real Estate Appraisal and Consulting Firm, Palm Beach Gardens, Florida--1998-2009.
- ◆ President, Lawson & Powel, Inc., Real Estate Appraisal and Consulting Firm, Palm Beach Gardens, Florida, 1993 to 1998.
- ◆ Vice President, R.C. Bennett & Associates, Inc., Palm Beach, West Palm Beach and Palm Beach Gardens, Florida, July 1988 to August 1993.
- ◆ Staff Appraiser, Callaway & Price, Inc., West Palm Beach, Florida, June 1977 to July, 1988.
- ◆ Served as Special Magistrate for Palm Beach County Value Adjustment Board: 1987 through 1992, 2000, 2002 and 2003 through 2008, 2012-2014. Served as Special Magistrate for Martin County Value Adjustment Board: 2012-2016. Served as Special Magistrate for Broward County Value Adjustment Board: 2014-2016 and Served Miami-Dade County in 2013-2016.
- ◆ Bachelor of Science in Business Administration from the University of Florida, 1978, majoring in Real Estate and Urban Land Development.

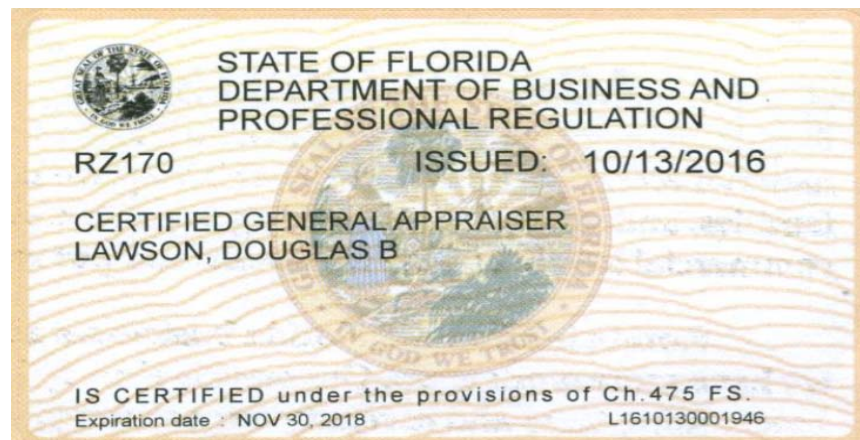
DOUGLAS B. LAWSON, MAI
Qualifications - Continued

TYPES OF PROPERTY APPRAISED

Appraisals made on the following types of property for individuals, corporations, banks, attorneys, governmental agencies, savings and loans and mortgage companies:

Acreage	Marinas
Adult Congregate Living Facilities	Medical Buildings
Apartment Buildings	Mobile Home Parks
Automobile Agencies	Motels
Boat Yards	Nursing Homes
Churches	Office Buildings
Commercial Buildings	Prison Facilities
Condemnations	Planned Unit Developments
Correctional Facilities	Ranches
Country Clubs	Race Tracks
Day Care Facilities	Recreational Vehicle Property
Duplexes	Residential - High-Value and Historic
Easements	Restaurants
Foreclosures	Retail Properties
Furniture & Furnishings	Service Stations
Golf Courses	Shopping Centers
Hotels	Single Family Residences
Industrial Buildings	Ski Resorts
Islands	Special Purpose Properties
Landfills	Subdivisions
Landmark Properties	Vacant Lots
Life Care Facilities	Warehouses

Mr. Lawson has appraisal experience in Alabama, Arizona, Arkansas, California, Colorado, Connecticut, Florida, Georgia, Hawaii, Illinois, Indiana, Kentucky, Louisiana, Massachusetts, Michigan, Mississippi, Missouri, New Hampshire, New Jersey, New Mexico, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Vermont, Virginia, West Virginia and Wisconsin.



ELIE A. EDMONDSON

QUALIFICATIONS

Elie A. Edmondson is a Trainee Associate of Lawson Appraisal Service, LLC, a full service real estate firm, which is headquartered in Palm Beach Gardens, Florida.

Mr. Edmondson has been actively engaged in various phases of real estate appraisal since 1986. He has prepared appraisals encompassing most of the major categories of land and buildings. Mr. Edmondson has conducted appraisals for the purpose of sale/purchase, insurance, rental, financial, ad valorem tax, purchase price allocation, government acquisition, and corporate planning.

Mr. Edmondson has been a resident of Palm Beach County, Florida, since 1986. He received his secondary education from the University of North Carolina at Wilmington, where he graduated in 1986 with a Bachelor of Science degree in Business Administration, majoring in Economics and Finance with a minor in Marketing. Mr. Edmondson also holds a Masters of Arts degree in English Literature from Florida State University and was awarded a graduate fellowship at Rice University where he studied toward a Doctorate in English Literature.

APPRAISAL EDUCATION

- Appraisal Institute (formerly American Institute of Real Estate Appraisers)
 - Course 1A-1, Real Estate Applied Principals, 1987
 - Course 1A-2, Basic Valuation Procedures, 1987
 - Course 1B-A, Capitalization Theory & Techniques, 1987
 - Course 1B-B, Capitalization Theory & Techniques, 1989
 - Course 2-1, Case Studies in Real Estate Valuation, 1990
 - Course 2-2, Report Writing and Valuation Analysis, 1990
 - Course SPP, Standards of Professional Practice, 1989
 - Course 410 Standards of Professional Practice, Part A, 1996
 - Course 420 Standards of Professional Practice, Part B, 1996
 - Comprehensive Examination--Challenged and Passed, 1991
 - 15-Hour National USPAP Course, 2003, 2005, 2008, 2012
 - National USPAP Update, 2010
 - Roles and Rules of Supervisors and Trainees, 2008
 - Florida Real Estate Appraisal License Law, 2008
 - Mortgage Fraud 2010
 - Florida Appraisal Laws and Regulations, 2012

APPRAISAL EXPERIENCE

- ◆ Trainee Associate, Lawson Appraisal Service, LLC, Real Estate Appraisal and Consulting Firm, Palm Beach Gardens, Florida--Present.
- ◆ Trainee Associate/Construction Inspector, Lawson Valuation Group, Inc., Real Estate Appraisal and Consulting Firm, Palm Beach Gardens, Florida—2006-2009.
- ◆ Senior Staff Appraiser, State of Florida, Department of Environmental Protection, Tallahassee, Florida, June, 1995 to May, 1998.
- ◆ Owner/Sole Proprietor, Allen Edmondson & Associates, West Palm Beach, Florida, September 1991 to May 1995.
- ◆ Senior Associate, Laventhol & Horwath Management Advisory Services, Inc., West Palm Beach, Florida, June 1988 to September, 1991.
- ◆ Fee Appraiser, Appraisal First, West Palm Beach, Florida, June 1986 to June, 1988.
- ◆ State-Registered Trainee Real Estate Appraiser, License RI23269, by the State of Florida, Department of Professional Regulation, Real Estate Appraisal Board, through November 30, 2014.

TYPES OF PROPERTY APPRAISED

Appraisals made on the following types of property from individuals, corporations, banks, attorneys, governmental agencies, savings and loans, and mortgage companies:

Acreage	Medical Buildings
Adult Congregate Living Facilities	Mobile Home Parks
Apartment Buildings	Motels
Automobile Agencies	Nursing Homes
Boat Yards	Office Buildings
Commercial Buildings	Planned Unit Developments
Country Clubs	Ranches
Duplexes	Recreational Vehicle Property
Easements	Restaurants
Foreclosures	Retail Properties
Golf Courses	Service Stations
Hotels	Shopping Centers
Industrial Buildings	Single Family Residences
Islands	Special Purpose Properties
Landmark Properties	Subdivisions
Life Care Facilities	Vacant Lots
Marinas	Warehouses

Mr. Edmondson has appraisal experience in Florida, Alabama, Georgia, North Carolina, South Carolina, Texas, Virginia, the Caribbean and the Netherlands Antilles.

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

R123269

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

EDMONDSON, ELIE ALLEN
155 YACHT CLUB DRIVE #104
NORTH PALM BEACH FL 33408

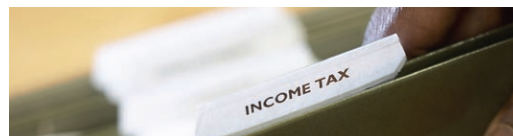


ISSUED: 10/23/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1410230002458

The **Qualified Target Industry (QTI) Tax Refund** is a tool available to Florida communities to encourage quality job growth in targeted high value-added businesses. If approved, the applicant may receive refunds on the taxes it pays. This includes corporate income, sales, ad valorem, intangible personal property, insurance premium, communications services, and certain other taxes. There is a cap of \$5 million per single qualified applicant in all years, and no more than 25 percent of the total refund approved may be taken in any single fiscal year.



Eligibility

In order to participate, a company must apply to Enterprise Florida (EFI) prior to making a decision to locate or expand in Florida. All final decisions on applications are based upon all available information at that time. Any business decisions, such as announcements, leasing of space or hiring of employees, made prior to submission of a complete, effective QTI application will be grounds for disapproval. Projects that clearly do not require inducement will not be approved. In order to qualify for consideration under the program, an applicant must:

- be in a target industry (see attached Target Industries List);
- submit an application before making a decision to locate or expand in Florida, and demonstrate that the tax refund will make a material difference in the company's decision to locate or expand in the community;
- create at least 10 net new full-time equivalent Florida jobs and, if an expansion project, increase employment by at least 10 percent (whichever is greater). For a project located in a rural community (county) or an enterprise zone, the net increase in employment may be waived in special circumstances;
- pay an average annual wage that is at least 115 percent of the state, metropolitan statistical area (MSA), or the local average wages. For a project located in a rural city, rural community (county), a designated brownfield area, an enterprise zone or a manufacturing project paying at least 100 percent of the prevailing average wage, the wage requirement may be waived in special circumstances;
- show that the jobs make a significant economic contribution to the area economy; and
- provide a resolution from the city or county commission recommending the applicant for the incentive and committing the community to provide a local match equaling 20 percent of the tax refund. If located in a rural city or community (county) or designated brownfield area, the business may accept a refund equal to 80 percent of the refund for which they would otherwise qualify if a match exemption is granted to the local community.

Award Amount

Pre-approved applicants who create jobs in Florida receive tax refunds of \$3,000 per net new full-time equivalent Florida job created; \$6,000 in an Enterprise Zone or Rural Community (county). Additional awards are available for projects meeting the specific criteria below. Note these are maximum amounts per job and the actual awards could be lower.

- \$1,000 per job for businesses paying at least 150 percent of the prevailing average annual wage or \$2,000 per job for businesses paying at least 200 percent of the prevailing average annual wage;
- \$2,000 per job if the business falls within a designated high impact sector OR if the business increases exports of its goods through a seaport or airport in the state by at least 10 percent in value or tonnage in each year of receiving a QTI refund;
- \$2,500 per job if project is located in a designated Brownfield area (Brownfield Bonus); and
- \$1,000 per job if the local financial support is equal to the base QTI award.

Application Process

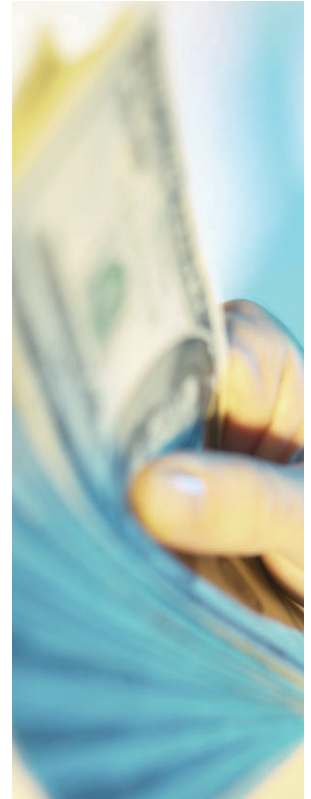
- EFI staff will shepherd businesses and communities through the entire application process, ensuring that the company and community understand what is required for a complete, effective application.
- EFI reports its evaluation of the application and recommendation to the Director of the Governor's Office of Tourism, Trade and Economic Development (OTTED) who makes the final decision on the project.

Approval Process

- OTTED's approval or disapproval of the application is in the form of a letter of certification.
- If the application is approved, the certification will indicate the amount and schedule of tax refunds approved, as well as the number of jobs and average wage rate for the project jobs. These must be the same as stated in the application.
- Once the QTI application is approved, the business will begin working directly with OTTED to finalize the tax refund agreement. Within 120 days of issuance of the certification, the QTI business and the Director of OTTED must sign a written tax refund agreement.

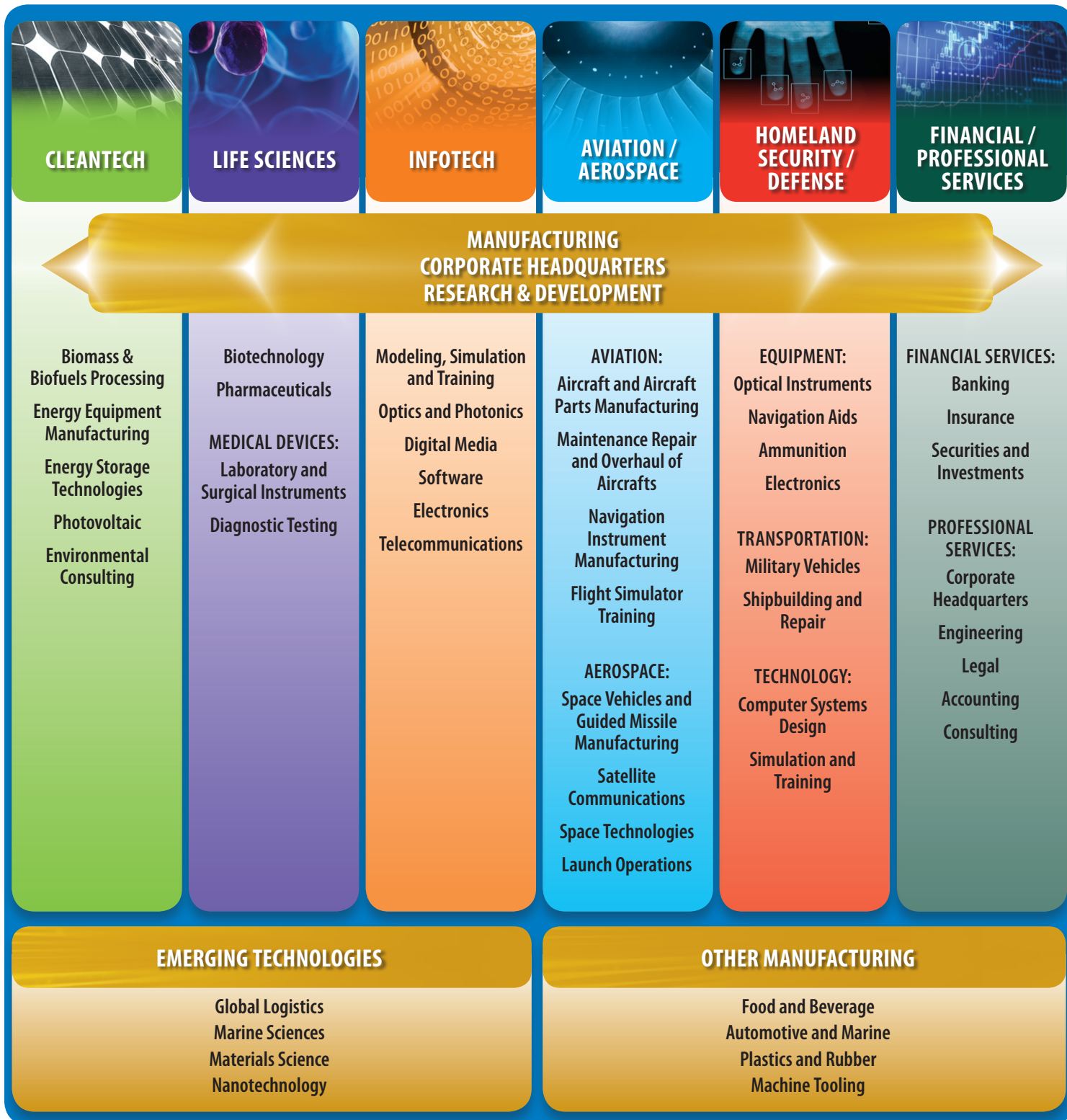
Refund Process

- The business submits a claim each year for the scheduled tax refund and the community must pay its local match into the Economic Development Trust Fund.
- If all the terms of the tax refund agreement are met, then OTTED pays the refund, including the local match, directly to the business.
- **During the 2010 Legislative Session, the Economic Recovery Extension (ERE, Chapter 288.106 (5)b,F.S.) language in QTI and was modified to allow businesses affected by an economic downturn in their industry, hurricanes or named tropical storms, or specific terrorist attacks to receive additional time to meet their job creation commitments. Businesses with claims due between January 1, 2009, and July 1, 2012, are eligible to apply for a one or two year exemption.**



Statutory Reference: [Section 288.106, Florida Statutes](#)

QUALIFIED TARGETED INDUSTRIES FOR INCENTIVES



Businesses able to locate in other states and serving multi-state and/or international markets are targeted. Call Centers and Shared Service Centers may qualify for incentives if certain economic criteria are met. Retail activities, utilities, mining and other extraction or processing businesses, and activities regulated by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation are statutorily excluded from consideration. All projects are evaluated on an individual basis and therefore operating in a target industry does not automatically indicate eligibility.

For additional information about Florida's business advantages,
please visit Enterprise Florida's website at www.eflora.com
or call 407.956.5600.

**CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 8/2/2017

Agenda Category: DISCUSSION AND DELIBERATION

Subject: Discuss opportunity to partner with Florida Power and Light on SolarNow project

Recommendation/Motion: Discuss the SolarNow partnership through FPL. Provide staff with further direction.

Originating Dept	Parks and Recreation Richard Blankenship 561-845-3411	Costs	none
User Dept.	Parks and Recreation	Funding Source	
Advertised	No	Budget Account Number	
Date			
Paper			
Affected Parties	Not Required		

Background/Summary:

The City has been provided an opportunity to partner with FPL to implement a solar power awareness program through FPL's SolarNow program at several locations in the City. The program involves solar trees and solar canopies.

There is no cost to the City to participate in this partnership, including maintenance and upkeep.. The benefits include raising awareness of solar energy, brings solar generation into the community, provides attractive locations for visitors to relax, provides shade, provides areas for mobile device charging at no cost and promotes sustainability.

Some of the locations considered are Baracuda Bay, Municipal Beach and Cunningham Park. Other locations could be added throughout the course of the agreement.

If Council is interested in the partnership the agreement will be presented through the consent agenda at a future meeting.

Fiscal Years

Capital Expenditures

Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
FPL_SolarNow - _Palm_Beach_County.pdf	SolarNow Presentation	7/19/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Recreation Park	Blankenship, Richard	Approved	7/25/2017 - 1:50 PM
Purchasing	Little, Rickey	Approved	7/25/2017 - 1:54 PM
Finance	sherman, randy	Approved	7/26/2017 - 10:18 AM
Attorney	Degraffenreidt, Andrew	Approved	7/26/2017 - 2:10 PM

City Clerk
City Manager

Burgess, Jackie
Evans, Jonathan

Approved
Approved

7/26/2017 - 4:31 PM
7/26/2017 - 5:28 PM



FPL®

FPL SolarNow™ Program Community Based Solar Offering

Palm Beach

FPL SolarNow™ is a community-supported solar program designed to provide customers with an easy way to help move solar energy forward in Florida

FPL SolarNow™ Program Overview

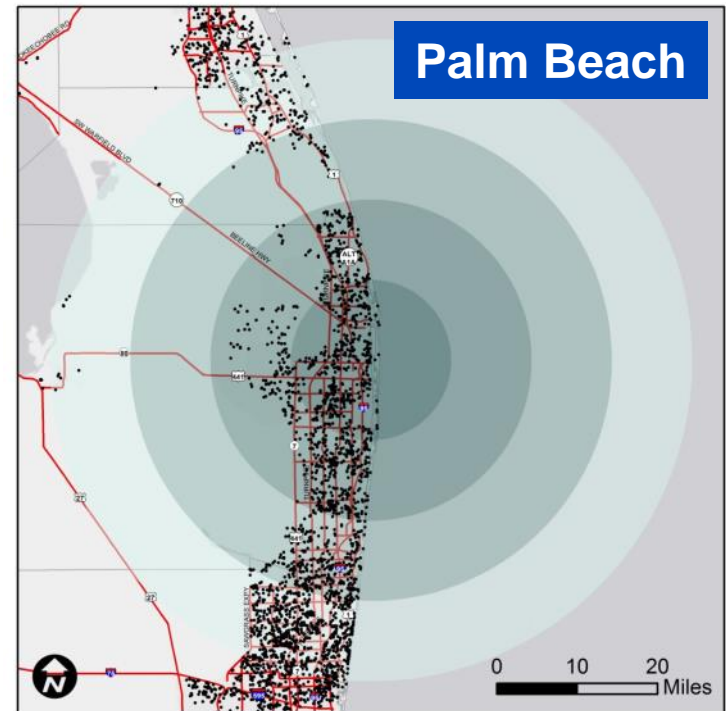
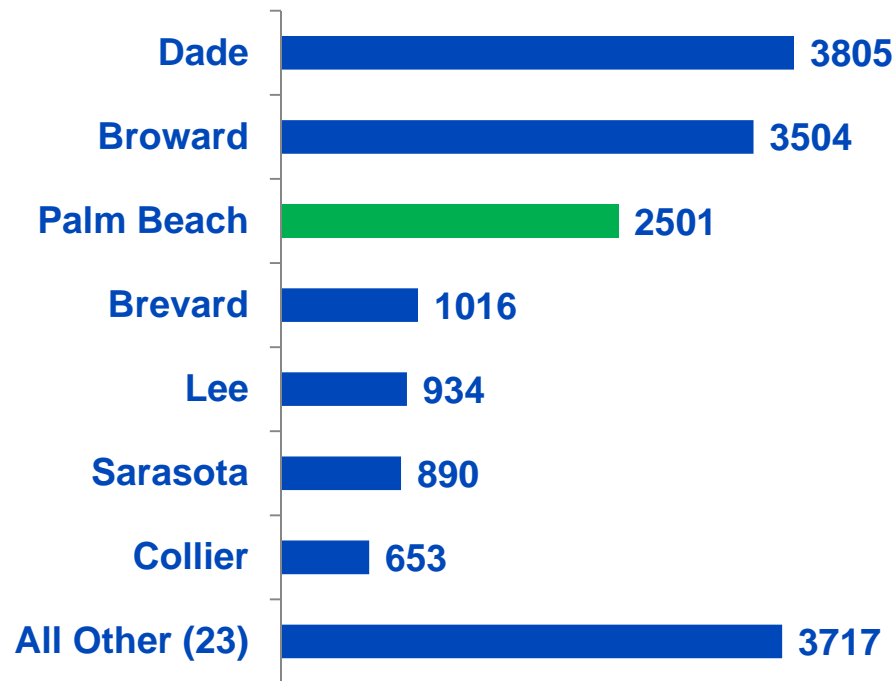
- 1. Customers volunteer to support the program**
- 2. FPL builds community solar projects at no cost to the host**
- 3. Host sites partner with FPL to provide the space/location**
- 4. Solar energy built in local communities**



Host locations are an integral part of the program's success

Palm Beach County has strong participation in our program and FPL would like to make a major investment in the city

FPL SolarNow™ Program - Participation



The FPL SolarNow™ Program is committed to building solar projects where participants live and come together as a community

FPL SolarNow™ projects offer several benefits to Palm Beach

Benefits

- Solar structures raise awareness of solar energy
- Brings solar generation into the community
- Offer very attractive designs that attract people
- Complements other investments in renewable energy and efficiency
- Promotes sustainability programs

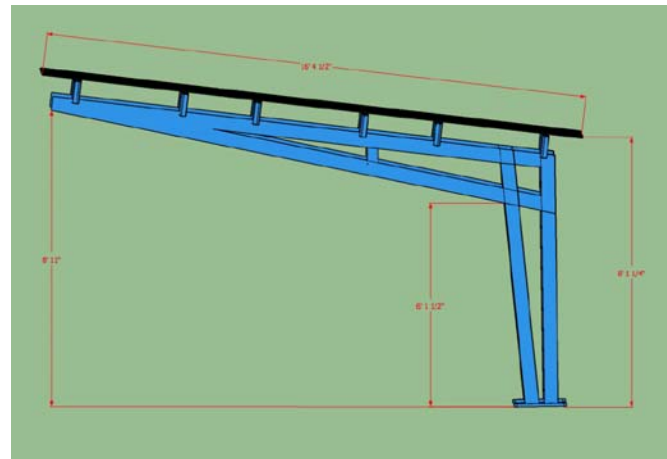


Artist renderings



Our latest canopies have the flexibility to provide solar power and shading for a wide variety of applications

Beautiful Canopy Designs



Curve solar tree is approximately 18 feet tall and creates up to 120 square feet of shade

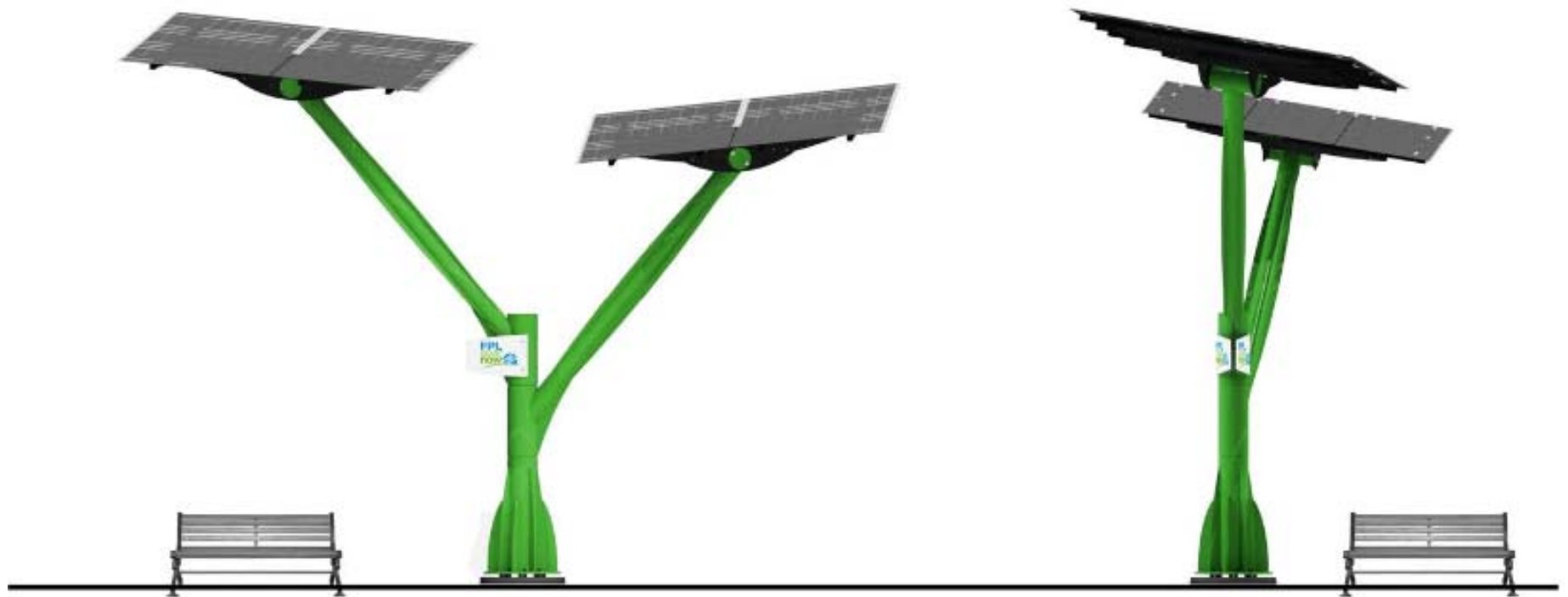
Solar Tree – Curve Design



Artist renderings

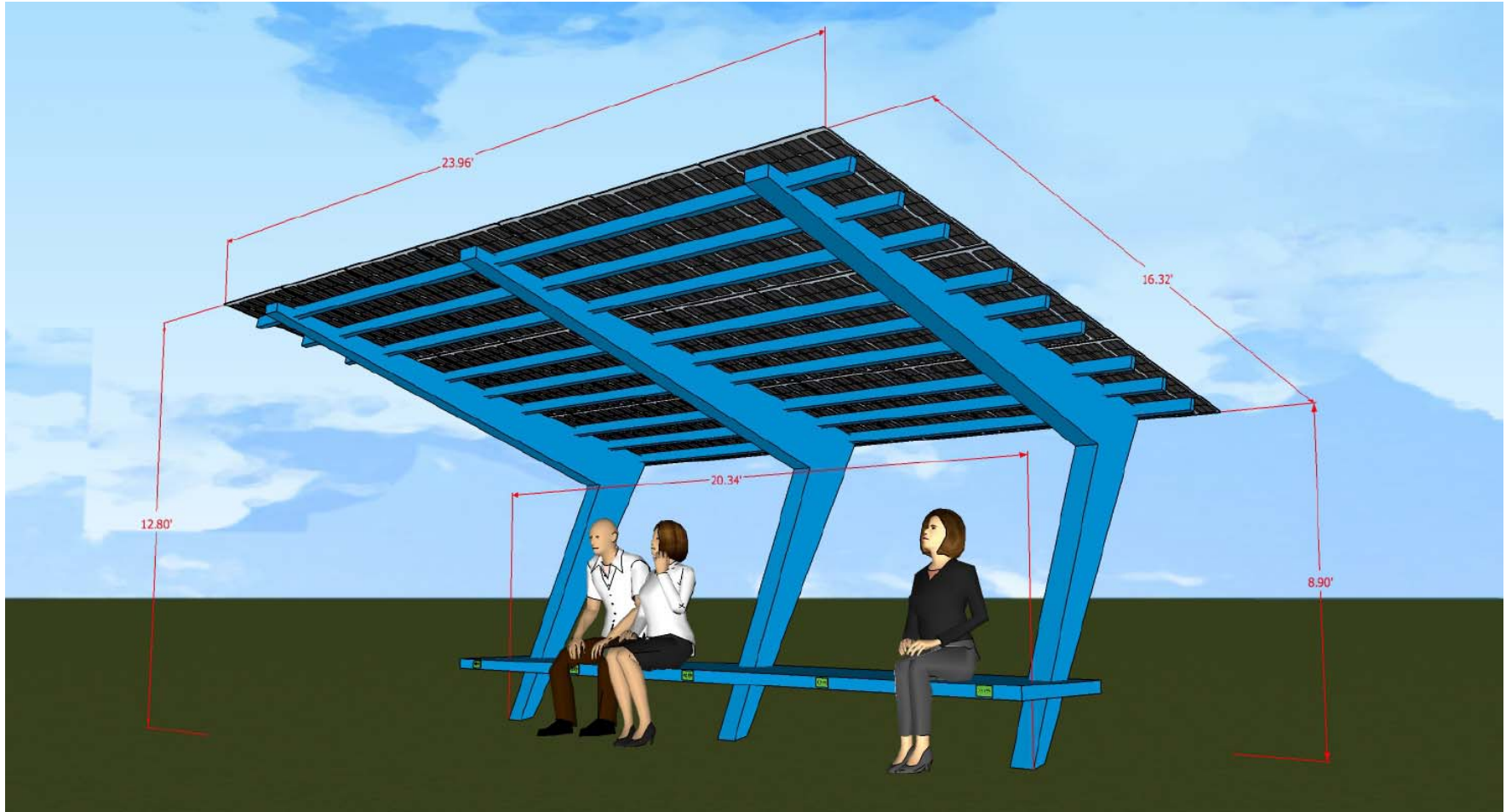
Lift solar tree is approximately 24 feet tall and creates up to 200 square feet of shade

Solar Tree – Lift Design



Artist renderings

Small Canopy/Bench



CITY OF RIVIERA BEACH CITY COUNCIL
AGENDA ITEM SUMMARY

Meeting Date: 8/2/2017

Agenda Category: BOARD APPOINTMENT

Subject: Appointments to the Recreation Advisory Board

Recommendation/Motion: Appoint the applicants to the Recreation Advisory Board

Originating Dept	Parks and Recreation Richard Blankenship 561-845-3411	Costs
User Dept.	Parks and Recreation	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

It is important to have public input in the development and sustainability of a Parks and Recreation System.

One such method is through a Recreation Advisory Board. Division 4 Section 2 of the City of Riviera Beach Charter establishes the City of Riviera Beach Recreation Advisory Board. The board is made up of 7 citizens that should represent a cross section of the community.

While the Charter established the board at 7 members, Staff is bringing this item forward with 5 members that have applied to date so that the important work of the Advisory Board can begin.

Once appointed the Board will begin by reviewing and amending the Bylaws of the Advisory Board. Staff and the Advisory Board will bring back the recommended amendments for Council consideration and approval.

Citizens applying are:

Eric Williams
John Miller
Margaret Shepard
Derrick McCRay
Esmeralda Knowle

These appointments will leave 2 vacancies that would be submitted to Council upon application.

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

**NO. Additional FTE Positions
(cumulative)**

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Recreationadvboardapplicants.pdf	Recreation Advisory Board Applicants	7/19/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Recreation Park	Blankenship, Richard	Approved	7/19/2017 - 3:15 PM
Purchasing	Little, Rickey	Approved	7/19/2017 - 4:20 PM
Finance	sherman, randy	Approved	7/24/2017 - 10:39 AM
Attorney	Degraffenreidt, Andrew	Approved	7/26/2017 - 1:48 PM
City Clerk	Burgess, Jackie	Approved	7/26/2017 - 4:25 PM
City Manager	Evans, Jonathan	Approved	7/26/2017 - 5:23 PM



APPLICATION FOR CITY OF RIVIERA BEACH ADVISORY BOARD

Please Note: Pursuant to 119.07 F. S. the information provided in this application is considered to be public record, except as provided by law.

Board Applying For: Parks & Recreation Advisory Board

Name: Eric Williams Home Address: 310 W 19th Street

City: Riviera Beach State: FL Zip: 33404 Home Phone No: 561-676-3176

Work Phone No: 561-804-4930 Email Address: Eric.Williams_fl@live.com

Are you currently serving on a City Board or Committee? YES ☐ NO ☒

If so please indicate name: _____ Date of Service(s): _____

Are you available for day time meetings ☐ evening meetings ☒

What would you hope to accomplish by participating if you are appointed?

To help improve our city's parks and programs.

Present Employer: City of West Palm Beach Position: Recreation Specialist

Address: 501 21st Street City: West Palm Beach State: FL Zip: 33401

Profession: Recreation Length: 27 years

How long have you practiced the above profession? 27 years

Preferred mailing address: 310 W 19th Street

Could your occupation or employment present a conflict of interest on municipal subject matters discussed or decided upon by the Advisory Board? YES ☐ NO ☒ NOT SURE ()

Please explain: I am a part time staff member with the city of West Palm Beach.

RECEIVED

JAN 10 2017

OFFICE OF THE CITY CLERK

Please explain your knowledge, experience, and interest in municipal functions; municipal charter, financing, Florida Constitution, and Florida Statutes pertaining to municipal law; if none, provide your experiences or skills in dealing with business or communication:

I have worked with Palm Beach County, City of West Palm Beach and the City of Deerfield Beach.

Over the past 27 years I have worked with these municipalities as a recreational professional.

EDUCATIONAL BACKGROUND

Degree or Certificate	Institution	Course of Study
Bachelor of Science	Bethune-Cookman	Computer Science

Are you registered and actively vote in Palm Beach County? YES ☒ NO ☐

Are you currently participating in civic or community activities YES ☒ NO ☐

If yes, explain: I was a volunteer coach for the Tiny Mites Football team.

I understand the duties, rules and time commitment to the Advisory Board to which I have applied:

<u>Eric Williams</u>	<u>1/10/17</u>
Signature	Date

How did you learn about the Advisory Board?

City's website ☐ Community group ☐ Newspaper ☐ Other ☒

If you desire, a résumé may be attached. Florida Law may require you to file a Financial Disclosure Form. If so, you will be notified upon appointment to the City Advisory Board.

Please return application and résumé to:

**Office of the City Clerk
600 West Blue Heron Blvd,
Riviera Beach, FL 33404**

FOR USE BY CITY OF RIVIERA BEACH

Appointment by: _____ Date: _____ Expiration Date: _____

Orientation Date: _____ Notified by City Staff: _____

Eric A. Williams
Riviera Beach, FL
Phone: 561-676-3176
eric.williams_fl@live.com

RECREATIONAL PROFESSIONAL, with over 10+ years of knowledge and experience

ABILITIES & SKILLS

CPR/AED Certification	Time Management	Customer Service
Drafting Documents	Microsoft Office	Recruiting
Event Coordination	Budgeting & Payroll	Training & Staff Supervision
Peer Counseling	Financial Reporting	RecTrac, E-Trak, and Class Programs
Grant Writing	Record Management	Social Networking & Fund Raising

EMPLOYMENT HISTORY

Recreation Specialist , City of West Palm Beach, West Palm Beach, FL Part Time	1998 - Current
--	----------------

- Summer Camp and After-School Program Counselor
- Maintain attendance verification for daily attendees
- Manage incident reports per park regulations
- Perform safety checks daily according to park regulations
- Supervise children between the ages of 6 - 18
- Register patrons for recreation programs and facility rentals
- Plan and coordinate recreational programs and activities

Parks and Recreation Manager , City of Deerfield Beach, Deerfield Beach, FL	2006 - 2016
--	-------------

- Directed After School and Summer Camp Programs
- Planned and coordinated special events
- Created athletic field maintenance schedules.
- Planned, organized, and implemented recreation programs by overseeing a variety of sports and recreation programs
- Maintained inventory by ordering supplies and collecting registrations
- Assisted in recruiting, evaluating, and training part time, seasonal employee's, and volunteers
- Wrote & secured grants for youth programs
- Collected activity and registration records and prepared routine and complex program plans and requirements well in advance for budgetary recommendations
- Worked independently and was responsible for overseeing activities at designated locations such as parks, school facilities, baseball/softball fields and other public facilities. Includes setting up and take down at facilities and areas for special events, including weekends, holidays and evenings
- Maintained supplies, equipment and materials in support of athletic and recreation programs and advised Facility Manager in advance of program equipment and supply needs
- Created purchase requests for invoices from vendors

OTHER EMPLOYMENT

Recreation Specialist I , Palm Beach County Parks & Recreation, Lake Worth, FL	2001 - 2006
---	-------------

EDUCATION

High School Diploma - Aiken High School, Aiken, SC
Bethune-Cookman University, Daytona Beach, FL

OCCUPATIONAL LICENSES & CERTIFICATES

Certified Parks & Recreation Professional - National Recreation & Park Association, Ashburn, VA

HONORS & ACTIVITIES

Palm Beach County Sheriff Good Samaritan Award
President of Helping Hands Advisory Board
Vice President of Revolving Recreation Organization
Implemented College Tour Program for High School Teens
Started Haitian Relief Effort - City of Deerfield Beach
Member of the Florida Recreation & Park Association



APPLICATION FOR CITY OF RIVIERA BEACH ADVISORY BOARD

Please Note: Pursuant to 119.07 F. S. the information provided in this application is considered to be public record, except as provided by law.

Board Applying For: Parks & Recreation Board
Name: Margaret Stephens Home Address: 167 E 23rd R.B.
City: Riviera Beach State: FL Zip: 33401 Home Phone No: 561-670-0509
Work Phone No: _____ Email Address: _____

Are you currently serving on a City Board or Committee? YES ☒ NO ☐

If so please indicate name: Planning Zone Date of Service(s): _____

Are you available for day time meetings ☒ evening meetings ☒

What would you hope to accomplish by participating if you are appointed?

To Make Sure That We Give this City
What It Deserve a Good Park & Rec (Time)
To Make Sure We Come Back to Greatness

Present Employer: Retired Position: _____

Address: _____ City: _____ State: _____ Zip: _____

Profession: _____ Length: _____

How long have you practiced the above profession? _____

Preferred mailing address: 167 E 23rd R.B. FL 33401

Could your occupation or employment present a conflict of interest on municipal subject matters discussed or decided upon by the Advisory Board? YES ☐ NO ☒ NOT SURE ()
Please explain: _____

RECEIVED

SR 11-00

RECEIVED JAN 05 2017

JAN 3, 2017
RB

Page 1 of 2

OFFICE OF THE CITY CLERK

Please explain your knowledge, experience, and interest in municipal functions; municipal charter, financing, Florida Constitution, and Florida Statutes pertaining to municipal law; if none, provide your experiences or skills in dealing with business or communication:

I am a advocate for the city, Seniors, Children & My Church Hell Top.

EDUCATIONAL BACKGROUND

Degree or Certificate

Institution

Course of Study

Are you registered and actively vote in Palm Beach County?

YES ☒

NO ☐

Are you currently participating in civic or community activities

YES ☒

NO ☐

If yes, explain:

My Church Concern Mother, Youth, & Coat

I understand the duties, rules and time commitment to the Advisory Board to which I have applied:

Signature

Date

How did you learn about the Advisory Board?

City's website ☐

Community group ☐

Newspaper ☐

Other ☒

If you desire, a résumé may be attached. Florida Law may require you to file a Financial Disclosure Form. If so, you will be notified upon appointment to the City Advisory Board.

Please return application and résumé to:

Office of the City Clerk
600 West Blue Heron Blvd,
Riviera Beach, FL 33404

FOR USE BY CITY OF RIVIERA BEACH

Appointment by: _____ Date: _____ Expiration Date: _____

Orientation Date: _____ Notified by City Staff: _____



APPLICATION FOR CITY OF RIVIERA BEACH ADVISORY BOARD

Please Note: Pursuant to 119.07 F.S. the information provided in this application is considered to be public record, except as provided by law

Board Applying For: Parks and Recreation

Name: Derrick McCray Home Address: 2315 Avenue S
City: Riviera Beach State: FL Zip Code: 33404 Home Phone No: (561) 420-7089
Work Phone No: 842-1513 684-1113 Email Address: Chefdmac@bellsouth.net

Are you currently serving on a City Board or Committee?

(YES)

(NO)

If so please indicate name: _____

Date of Service(s) _____

Are you available for day time meetings ☒

evening meetings ☒

What would you hope to accomplish by participating if you are appointed?

Enhance the quality of athletics, education,
and inspire the kids to be the best that
they can be, and help the city to be the best.

Present Employer: McCray's Backyard BBQ Position: CEO, Owner

Address: 1521 45th Street City: Mangonia Park State: FL Zip: 33407

Profession: Restaurant Business Length: 40+ years

How long have you practiced the above profession? More than 40 years

Preferred mailing address: 2315 Avenue S, Riviera Beach, FL 33404

Could your occupation or employment present a conflict of interest on municipal subject matters discussed or decided upon by the Advisory Board? (YES) (NO) (NOT SURE)

Please explain: My employment will not present a
conflict of interest on municipal matters
discussed.



APPLICATION FOR CITY OF RIVIERA BEACH ADVISORY BOARD

Please Note: Pursuant to 119.07 F.S. the information provided in this application is considered to be public record, except as provided by law

Board Applying For: Parks and Recreation

Name: Derrick McCray Home Address: 2315 Avenue S
City: Riviera Beach State: FL Zip Code: 33404 Home Phone No: (561) 420-7089
Work Phone No: 842-1513 684-1113 Email Address: ChefDmac@bellsouth.net

Are you currently serving on a City Board or Committee?

(YES)

(NO)

If so please indicate name: _____

Date of Service(s) _____

Are you available for day time meetings ☒

evening meetings ☒

What would you hope to accomplish by participating if you are appointed?

Enhance the quality of athletics, education,
and inspire the kids to be the best that
they can be, and help the city to be the best.

Present Employer: McCray's Backyard BBQ Position: CEO, Owner

Address: 1521 45th Street City: Mangonia Park State: FL Zip: 33407

Profession: Restaurant Business Length: 40+ years

How long have you practiced the above profession? More than 40 years

Preferred mailing address: 2315 Avenue S, Riviera Beach, FL 33404

Could your occupation or employment present a conflict of interest on municipal subject matters discussed or decided upon by the Advisory Board? (YES) (NO) (NOT SURE)

Please explain: My employment will not present a
conflict of interest on municipal matters
discussed.

Please explain your knowledge, experience, and interest in municipal functions; municipal charter, financing, Florida Constitution, and Florida Statutes pertaining to municipal law; if none, provide your experiences or skills in dealing with business or communication:

Local government sets the overall distinction of municipalities through long-term planning. I have experience through working for the Parks & Rec. Department.

EDUCATIONAL BACKGROUND

Degree or Certificate

Institution

Course of Study

Florida A&M University Business Administration
Palm Beach Gardens High School Diploma

Are you registered and actively vote in Palm Beach County?

(YES)

(NO)

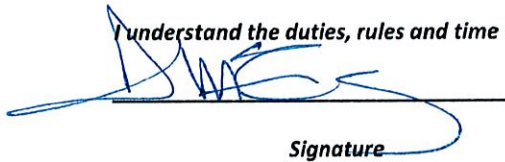
Are you currently participating in civic or community activities?

(YES)

(NO)

If yes, explain: _____

I understand the duties, rules and time commitment to the Advisory Board to which I have applied:


Signature

1-18-17

Date

How did you learn about the Advisory Board?

City's website () Community group () Newspaper () Other ()

Please return application and resume to:

Office of the City Clerk

600 West Blue Heron Blvd.

Riviera Beach, FL 33404

FOR USE BY CITY OF RIVIERA BEACH

Appointment by: _____ Date: _____ Expiration Date: _____

Orientation Date: _____ Notified by City Staff _____



RECEIVED

JUL 18 REC'D

OFFICE OF THE CITY CLERK

APPLICATION FOR CITY OF RIVIERA BEACH ADVISORY BOARD

Please Note: Pursuant to 119.07 F.S. the information provided in this application is considered to be public record, except as provided by law

Board Applying For: PARKS & RECREATION ADVISORY Board

Name: Esmeralda H. Knowle Home Address: 1032 Center Stone Lane
City: Riviera Beach State: FL Zip Code: 33404 Home Phone No: 561-863-8271
Work Phone No: 561-697-2078 Email Address: merald@bellsouth.net

Are you currently serving on a City Board or Committee? (YES) (NO)

If so please indicate name: N/A Date of Service(s) N/A

Are you available for day time meetings ☒ evening meetings ☐

What would you hope to accomplish by participating if you are appointed?

I hope to assist in shaping policies, develop programs and initiatives to benefit the citizens of Riviera Beach, especially our youth.

Present Employer: United States Postal Svc Position: Clerk

Address: 3200 Summit Blvd City: West Palm Bch State: FL Zip: 33406

Profession: N/A Length: 18 years

How long have you practiced the above profession? _____

Preferred mailing address: 1032 Center Stone Lane, Riviera Beach FL 33404

Could your occupation or employment present a conflict of interest on municipal subject matters discussed or decided upon by the Advisory Board? (YES) (NO) (NOT SURE)

Please explain: N/A

Please explain your knowledge, experience, and interest in municipal functions; municipal charter, financing, Florida Constitution, and Florida Statutes pertaining to municipal law; if none, provide your experiences or skills in dealing with business or communication:

I am knowledgeable in municipal functions and charters as I have served on the employee advisory board in the past. I currently serve as treasurer for my sorority and also as Treasurer of a candidate for state and local office.

EDUCATIONAL BACKGROUND

Degree or Certificate	Institution	Course of Study
BA	Univ. of Central FL	Languages Spanish / French
AA	Valencia Cl.	Language " "

Are you registered and actively Vote in Palm Beach County?

(YES)

(NO)

Are you currently participating in civic or community activities?

(YES)

(NO)

If yes, explain: DIRECTOR OF INNER CITY YOUTH GOLFERS, INC. / Member of Eta Phi Beta Sorority, Inc.

I understand the duties, rules and time commitment to the Advisory Board to which I have applied:

Generalda H. Kurokita

7-17-17

Signature

Date

How did you learn about the Advisory Board?

City's website () Community group () Newspaper () Other (X)

If you desire, resume may be attached; Florida Law may require you to file a Financial Disclosure Form, if so you will be notified upon appointment to a City Advisory Board.

Please return application and resume to:

Office of the City Clerk

600 West Blue Heron Blvd.

Riviera Beach, FL 33404

FOR USE BY CITY OF RIVIERA BEACH

Appointment by: _____ Date: _____ Expiration Date: _____

Orientation Date: _____ Notified by City Staff _____

Please explain your knowledge, experience, and interest in municipal functions; municipal charter, financing, Florida Constitution, and Florida Statutes pertaining to municipal law; if none, provide your experiences or skills in dealing with business or communication:

I worked my way up thru a 4 year Building Trades Apprenticeship. Moving up as a Foreman, General Foreman and eventually into Project Construction Management

EDUCATIONAL BACKGROUND

Degree or Certificate	Institution	Course of Study
H.S. Diploma	St. James High School	General
Carpenter's Millwright Certificate	Camden County Voc. Tech.	Carpentry & Millwright Apprenticeship

Are you registered and actively vote in Palm Beach County?

(YES)

(NO)

Are you currently participating in civic or community activities?

(YES)

(NO)

If yes, explain: Currently President of YHMPAA For the past 4+ years

I understand the duties, rules and time commitment to the Advisory Board to which I have applied:



Signature

1/25/17

Date

How did you learn about the Advisory Board?

City's website () Community group () Newspaper () Other (X)

If you desire, resume may be attached; Florida Law may require you to file a Financial Disclosure Form, if so you will be notified upon appointment to a City Advisory Board.

Please return application and resume to:

Office of the City Clerk

600 West Blue Heron Blvd.

Riviera Beach, FL 33404

FOR USE BY CITY OF RIVIERA BEACH

Appointment by: _____ Date: _____ Expiration Date: _____

Orientation Date: _____ Notified by City Staff: _____