



**CITY COMMISSION OF THE CITY OF PAHOKEE
REGULAR COMMISSION MEETING MINUTES
Tuesday, February 23, 2010**

Pursuant to due notice the regularly scheduled Commission meeting was held in the Commission Chambers at 360 E. Main St., Pahokee, Palm Beach County, Florida on Tuesday, February 23, 2010.

The meeting was called to order by Mayor Whitaker at 7:05 p.m. Invocation was by Mayor Whitaker followed by the Pledge of Allegiance.

Official's attendance was recorded as follows:

<u>Roll Call:</u>	Mayor Wayne Whitaker	Present
	Vice Mayor Henry Crawford	Present
	Commissioner Keith Babb	Present
	Commissioner Allie Biggs	Present
	Commissioner Diane Walker	Present @ 7:06 pm
	City Manager Matthew Brock	Present
	City Attorney Gary Brandenburg	Present
	Sgt. At Arms: Lt. Alonso	Present
	City Clerk Susan Feltner	Present

Additions, Deletions and Approval of Agenda Items:

Additions – Item N5 – Resolution 2010-23 - H & J Contracting – Riprap Installation
Item M7 – City Manager Evaluation

Deletions – Item E1 – February 9, 2010 - Commission Meeting Minutes – Clerk Feltner

Approval of Additions and Approval of the Agenda.

Motion by Commissioner Biggs. Second by Commissioner Babb

Motion carried unanimously.

Citizens Comments Agenda Items Only: No Requests

(This portion of the page intentionally left blank)

Consent Agenda:

1. Resolution 2010-20 – A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT FOR VOTE PROCESSING EQUIPMENT USE AND ELECTION SERVICES BY AND BETWEEN THE CITY OF PAHOKEE AND THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS FOR THE PURPOSE OF THE 2010 MUNICIPAL ELECTION.

2. Resolution 2010-21 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT WITH FAMILY CENTRAL, INC., FOR THE CONTINUE TO CARE AFTERSCHOOL PROGRAM.

Approval of Consent Agenda.

Motion by Commissioner Babb. Second by Commissioner Biggs.

Motion carried unanimously.

Proclamations:

1. Recognizing Miss Mary Morris.

Commissioner Walker advises that Miss Morris is employed at the Pahokee Middle/Senior High School and has been with the School District for thirty-one (31) years.

Commissioner Walker reads the Proclamation into record:

**Proclamation
Recognizing Miss Mary Morris**

Whereas, Miss Mary Morris has been an employee of the Palm Beach County School Board for 31 years; and

Whereas, She has worked in the capacity of an FCAT tutor for the following subjects: Math, Reading, Writing and Science, tutoring individual students, classes, and small groups; and

Whereas, She has worked as the Testing Coordinator for the Fall and Winter Diagnostic Testing; and

Whereas, Miss Morris volunteered, planned, and organized the “2007 Gang” FACT initiative for students needing tutoring in Math and Reading; and

Whereas, Miss Morris is diligent, committed, a perfectionist, and would never concede to defeat, who will work to an exceptional level when given a task and will work until its completion; and

Whereas, Miss Morris has always been committed to the betterment of students at Pahokee High School, both inside and outside the classroom. She has given years of dedicated services to the school, church, and the community as a whole.

Now Therefore Be it Resolved; that the City Commission and the citizens of Pahokee, Florida, do hereby recognize Miss Mary Morris for her overwhelming and unending service to the schools and our community.

Passed and Adopted this 23rd day of February, 2010.

Approve Proclamation Honoring Miss Mary Morris.

Motion by Commissioner Biggs. Second by Commissioner Babb

Motion carried unanimously.

Mayor Whitaker congratulates Commissioner Biggs and Commissioner Walker for retaining their seats, as they were both unopposed and will be working with the City for another three (3) years.

Report of the City Manager

City Manager Brock advises the Commission:

- Tomorrow at 9:30 am will be the pre-construction meeting for the Bacom Point Rd. Stormwater project; will be meeting a PBC Water Utilities.
- On Friday, from 10 – 11:30 am the Army Corp of Engineers will be meeting regarding the moving of the utility lines from the dike.

City Manager Brock calls upon Lt. Alonso regarding a nuisance abatement Ordinance. Lt. Alonso is speaking and is not at a microphone, inaudible.

Mayor Whitaker calls for a motion for the City Attorney to draft a Nuisance Abatement Ordinance.

**Direct City Attorney to draft a Nuisance Abatement Ordinance.
Motion by Commissioner Babb. Second by Commissioner Biggs.
Motion carried unanimously.**

City Manager Brock calls upon Ms. Mary Kendall, Human Resources Manager to come forward to address the commission.

Human Resources Manager Kendall addresses Commission and advises:

- City of Pahokee has been working with Workforce Alliance to access some of the stimulus funds with the Back to Work Program.
- The city has applied for seventeen (17) positions.
- If funding is approved we will fill all seventeen (17) positions.
- There are still funds available for the Employed Worker Training, which will provide current employees with in-house training.
- Will conduct a survey of staff regarding training needs.
- Employee of the Quarter – Ebony Bruton.

The Mayor and Commission present Ms. Bruton the Employee of the Quarter Award.

City Manager Brock calls upon Community Development Director Ted Roberts to address Commission.

Community Development Director Roberts addresses Commission and advises:

- Working with Palm Beach County Economic Development Office along with L.O.R.E.
- Have received \$7,000 from LORE for the plan for the streets to be improved.
- Funding from FHREDI is still pending
- East Beach Family Emergency Depot – did not have a non-profit partner
- Estelle Pyfrom will be working with us to move the East Beach project forward.

Commissioner Walker addresses audience and Commission and states:

- During last meeting requested that we explore the Brownfield Initiative again.
- Today, commissioners met with State Legislators, encouraging us to explore the Brownfield's more.
- Encourages the Commission to direct staff to explore Brown field's opportunities.

Report of the City Manager continued:

City Manager Brock advises that he has one more item:

- Was notified by Catherine Bonner of Workforce Alliance that everything is on track as it relates to the Back to Work Program.
- Has submitted the City of Pahokee's name to the Governor's Office as a model prototype site of the program.
- Governor to visit the City to view the program in action.

Report of the City Attorney : No report.

Presentations:

1. Sancillio & Company

Dr. Steve Porter addresses audience and Commission and advises:

- Introduces Dr. Sancillio, President & CEO of the Company
- Candace Walker, of Corporate Development.
- Company was founded in 2005 as an analytical lab for pharmaceutical product development
- Produces solid dosages (tablets & Capsules) and soft gelatins.
- Located in Riviera Beach, second location in Lake Park
- Of the top 5,000 prescription drugs on the market, Dr. Sancillio helped develop 1,500 of them.
- Company manufactures Omega 3 supplements from a fish oil base.
- Why in Pahokee? Have opportunity for Economic Development funds from the federal level
- Upon approval of grant funds would provide 10-15 jobs in the first year and within three years about 80 jobs.
- No processing plant in the United States. Government currently purchases millions of dollars of Omega3 products every year.
- With a plant in the US, the government must buy product from within the US before outsourcing.
- Contingent upon approval of our economic development grant application.

Mayor Whitaker advised:

- Has shown Dr. Sancillio the Pahokee Plaza property
- Dr. Sancillio is interested in placing facility at that location.

Community Development Director Roberts speaking, not at a microphone in audible.

Mayor Whitaker inquires if the City could designate the property to Sancillio & Co.

City Attorney Brandenburg stated that the city could adopt a Resolution indicating its willingness to work with them and to provide Pahokee Plaza as the site for their venture. They could use that Resolution to show the funding agencies the cooperation of the city.

Allow Staff to work with Sancillio & Company on the Pahokee Plaza site.

Motion by Commissioner Babb. Second by Vice Mayor Crawford.

Motion carried unanimously.

Presentations continued:

2. Lake Aerospace

Antonio Valdes, President of Lake Aerospace addresses the audience and Commission and advises:

- Introduces Larry Gould, Vice President
- Thanks the Commission for allowing them to make this presentation
- Been working with the Mayor for over one year and a half
- Company offers five (5) different model planes, all amphibians
- The Sea Wolf is to be used as surveillance aircraft, search & rescue or a gunship and is the only single engine bulk hold certified aircraft in the world
- Currently over 1400 of these planes flying today.
- One reason Pahokee is the place for them is being adjacent to the lake, the usefulness of the Palm Beach State College in providing technical training courses, and the security of the airport
- This airplane has highest safety rating for its class
- Can handle seas up to eight feet, can land and take off in a circle on land or water
- Projects within three (3) years that we would employ approximately 130 people

Someone in audience speaking, not at microphone inaudible.

Ordinances: None

Public Hearings: None

Old Business:

Item M-1 - Middle School –Commissioner Biggs reports:

- Thanks all in audience for their attendance
- Construction of the middle school still on target
- Would like to ask community to reach out to the schools, be more active and involved in what is going on.
- FCAT testing next week, need to encourage students to be on time
- School will start a new attendance policy
- Encourages all , if you have any free time, to go to the schools and let them know you are concerned and that we support our teachers and students.

Item M-2 –Census 2010– Commissioner Walker reports:

- In the process of preparing a complete count for 2010
- Complete count committee will meet on Friday at 11:00 a.m. at the Pahokee Deliverance Christian Center
- Encourages all to participate so that we do have a complete count

Item M-3 - Habitat for Humanity – Vice Mayor Crawford:

- No new update.

Item M-4 - Inland Port – Commissioner Babb

- The local Elected Officials of the three Cities are monitoring the progress of the Inland Port
- Not anything new to report

Commissioner Biggs states that the Legislature did say that this would be their priority and they would go back to the State and support Mack Bernard, our Representative to make this happen.

Old Business continued:

Item M-5 - Herbert Hoover Dike – Mayor Whitaker reports:

- Two tasks orders, bids will go out to contractors on the work through Pahokee
- Starting location as of now is on the top of the dike in front of the marina, this location could change
- Will have to move the little building on the top of the levee
- Have problems with the infrastructure that crosses the dike. There are several locations
- City Manager and I have been to several meetings with ACOE looking for them to spend their dollars to assist us
- There are questions about blocking the entrance to the marina and campground. ACOE has indicated that the main entry will be moved, but we will still have access
- This will be an inconvenience, just trying to make the inconvenience as convenient as possible

Item M-6 – East Lake Village Park –

- No new update

Item M-7 – City Manager Evaluation –

Commissioner Walker addresses Commission:

- During a November meeting we were to discuss the City Manager evaluation
- It was on the agenda for the December 22nd meeting, but that meeting was cancelled
- Item has not been placed on agenda since that time
- Concerned that Commission has not had an opportunity to discuss this

Commissioner Babb addressed Commission:

- Need to have a workshop prior to the Commission meeting to set up parameters, such as individual discussions, or are we going to collectively compile a rating or score or vote of confidence
- We have put it on the table to have the evaluation and we need to follow through.

Vice Mayor Crawford addressed the Commission:

- Not uncommon to have an evaluation
- Had no problem with the form the City Manager sent out
- Each commissioner to select 2 or 3 questions

Mayor Whitaker inquires if the Florida League of Cities has anything that we can use.

City Manager Brock advised that he provided this in a draft evaluation.

Commissioner Walker stated that she does not support the draft the manager provided

City Clerk Feltner addressed Commission:

- Could provide the evaluation form that the Directors use, to see if there are any questions that the Commission would like to use.
- Would have the form to the Commission tomorrow for review.

Consensus of the Commission for Clerk to provide a copy of the evaluation form used by city staff.

Motion to schedule Workshop on Tuesday, March 16th at 6:00 p.m. to discuss City Manager evaluation process.

Motion by Commissioner Biggs. Second by Commissioner Walker.

Motion carried unanimously.

New Business:

Item N-1- Consideration and Ranking of Prince Theater Proposals

City Manager Brock advises Commission:

- Have received two (2) proposals based on the specific criteria
- Ranking to based upon percentages/points
- Scoring sheets are being handed out by the Clerk

City Attorney Brandenburg addresses the Commission and advises on the ranking process:

- It was determined by the City Council after further consideration that you wanted to look at other criteria other than just price in determining what is best for the city
- The way it is broken down, the price counts as 25 points out of 100. Highest price gets 25 points, this is not at your discretion, and has already been determined by staff
- Consistency with the comprehensive plan – 0 to 15 points. Zero being the lowest, 15 the highest.
- Potential for long term growth – 0 to 15 points
- Proposed use to add to general aesthetics of the business corridor – 0 to 15 points
- Need for services – 0 to 15 points
- Timeframe, ability and commitment to build quickly – 0 to 15 points.
- Each of you should rank them now, then pass your score sheet to the Clerk to be totaled

City Attorney Brandenburg recommends that the meeting continue while the scores are being totaled.

Item N-2 –Consider Resolution 2010-19 Brownfield Site Rehabilitation Agreement –Pahokee Plaza

Mayor Whitaker calls upon Community Development Coordinator Barbara Bell-Spence for insight. Community Development Coordinator Ms. Spence addresses Commission and states:

- This agreement is with the City and DEP regarding the Pahokee Plaza site.
- It will allow us to go on in the process should the site require clean up.

Motion to Approve Resolution 2010-19 - Brownfield Site Rehabilitation Agreement.

Motion by Commissioner Babb. Second by Commissioner Walker.

Motion carried unanimously.

Item N-3 – Approval of Bid – Project 2010-01 - RipRap

City Manager Brock addresses the Commission and states:

- You have the summary sheet for bids received on Friday at 2:00 p.m.
- Lowest bid submitted was H & J Contracting for \$632,450.82

City Attorney Brandenburg advises Commission:

- This contract is a quantities contract
- The city will issue a Notice to Proceed
- Everglades Ventures and our engineer will work to refine the quantity material so it comes within the budget.

Approval of Lowest Bid by H & J Contracting for Project 2010-01

Motion by Commissioner Biggs. Second by Commissioner Walker.

Motion carried unanimously.

New Business continued:

City Attorney Brandenburg advises Commission that the scoring totals are complete. Pahokee Palms received 319 points and Okeechobee Land Company had 420 points. Making Okeechobee Land Company the winner with 420 points.

Mayor Whitaker calls upon Mr. Emilio Perez to come forward.

Mr. Perez addresses the Commission and displays to all a conceptual drawing of the future proposed development. Vice Mayor Crawford stated that he is thrilled.

Item N-4 – Community Revitalization Area (CRA) – Calvin-Giordano & Assoc. – Additional Services Agreement

City Manager Brock addresses the Commission and advised:

- We have talked about the concept of a community redevelopment agency in the City of Pahokee
- Next step is to come back with an agreement/proposal to begin the process.
- Calvin – Giordano has provided an additional services agreement in the amount of \$36,252.
- Funds were budgeted this FY in Comprehensive Planning
- Staff recommends that we fund this additional services agreement.

Ms. Lorraine Tappen of Calvin- Giordano addresses the Commission and states:

- Exciting evening here seeing that Sancillio & Co. are interested in coming here, Lake Aerospace, the expansion of Nana's.
- You have the atmosphere of momentum for economic development and to create a community redevelopment agency (CRA).
- With a CRA you draw upon any increase in property taxes that might go to other entities.
- Use them for incentives for economic development.
- Start with the CRA study, to get CRA designation, then the CRA plan - the to do list, i.e. infrastructure, sidewalks.

**Approve Resolution 2010-22 Additional Services Agreement with Calvin –Giordano & Assoc.
Motion by Commissioner Biggs. Second by Vice Mayor Crawford.
Motion carried unanimously.**

Item N-5 – Resolution 2010-23 – H&J Contracting – Riprap Installation

City Manager Brock addresses Commission and advises that this is the contract with H & J for the Riprap installation for the lowest bid that was approved earlier in this meeting.

**Approve Resolution 2010-23 H & J Contracting Riprap Project.
Motion by Commissioner Biggs. Second by Commissioner Walker.
Motion carried unanimously.**

Citizens Comments / General Concerns:

Jeffery Tarr of 152 S. Flame Ave., Pahokee addresses the Commission and states:

- Roll call ten times tonight. You are all here, waste of time, yours and mine.
- Three outstanding questions remain. None have been acted on or resolved
- I will not repeat them.
- Thank you, I will be back.

Citizens Comments / General Concerns continued:

Attorney Aubry Robinson addresses the Commission and states:

- Represents clients, that are businessmen that are very interested in the Pahokee Plaza site, given that it is funded for clean up now.
- Their interest is not in changing the zoning or use.
- First aim is to create a medical plaza
- A hub of specialty areas which consists of seven types of Doctors, each with 2-3 persons on staff, and expand the plaza outward to other retail facilities to bring services to Pahokee.
- Clients want to purchase the property. Not be given the property
- Only request is the city to clean it of environmental hazards.
- Client is not dependent on approval of grant funds, funding coming from own pockets
- Client would like to sit down with the city, and be given a fair opportunity.
- Pahokee is an attractive location.

Mayor Whitaker encourages Mr. Robinson to meet with the City Manager.

Correspondence Comments and Concerns of the City Commissioners:

Commissioner Biggs:

- Advises on Saturday the Black Elected Officials held their meeting at the marina
- Reiterates that we need to support our schools & encourage students to be on time
- Request that the Mayor and the Manager allow Mr. Robinson's client to come in and talk with them
- We need to get the very best for Pahokee
- Presentations were good but wants to be fair to everyone,
- Thanks audience for their attendance, as this has been a long meeting

Commissioner Walker:

- Regarding brownfields, would like to give staff some direction, believe we need to move forward.

Direct staff to move forward and bring additional information relating to brownfields.

Motion by Commissioner Biggs. Second by Commissioner Walker

All in favor. All ayes, no nays.

Commissioner Walker continues:

- Town hall meetings, have concerns regarding July date. City hall will be closed that Monday, recommends that the town hall meeting be moved to Wednesday July 7th.

July Town Hall meeting will be on Wednesday, July 7th.

All in Favor. All ayes, no nays.

- Requested the City Clerk to provide a breakdown on the cost to attend the National League of Cities Conference in Washington, DC. Should decide who is going so that Clerk can make reservations
- Would like City Manager to address the concerns of Mr. Tarr and meet with him.
- Thanks all in attendance.
- Appreciates the people's confidence in allowing me to serve for three more years

Correspondence Comments and Concerns of the City Commissioners continued:

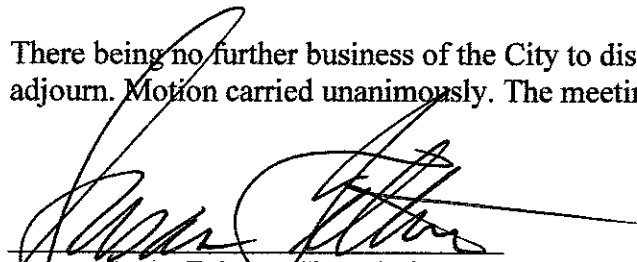
Vice Mayor Crawford:

- Thanks the audience for their attendance, has been a late meeting
- Thinks meeting was very productive.

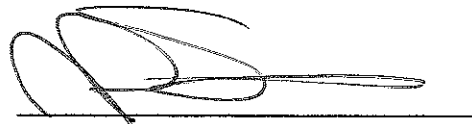
Mayor Whitaker:

- Thanks all for attendance
- Thanks Lorraine Tappen for her attendance and comments
- Its good to know that someone from outside recognizes and sees the direction that Pahokee is moving in.

There being no further business of the City to discuss, Mayor Whitaker asks for a motion to adjourn. Motion carried unanimously. The meeting was adjourned at 9:36 p.m.



Attest: Susan Feltner, City Clerk



J.P. Sasser, Mayor