

**CITY COMMISSION OF THE CITY OF PAHOKEE
REGULAR COMMISSION MEETING MINUTES
Tuesday, June 14, 2016**

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, June 14, 2016.

The meeting was called to order by Mayor Babb at 6:40p.m.

Official attendance was recorded as follows:

<u>Roll Call:</u>	Mayor Keith W. Babb, Jr.	Present
	Vice Mayor Felisia Hill	Present
	Commissioner Nathaniel Holmes	Present
	Commissioner Clara Murvin	Present
	Commissioner Diane Walker	Present
	City Manager Chandler Williamson	Present
	City Attorney Gary Brandenburg	Present
	Sergeant At Arms Lt. Daniel Picciolo	Present
	City Clerk Tijauna Warner	Present
	Deputy City Manager Tammy Jackson-Moore	Present

Additions, Deletions, and Approval of Agenda Items:

Mr. Brandenburg (City Attorney) requested adding Ord. 2016 – 09 to H5.

Approval of Amendments to the Agenda.

Motion by Vice Mayor Hill. Seconded by Commissioner Murvin.

Motion carried on unanimously.

Citizen Comments (Agenda Items Only): None

Public Service Announcements: None

Approval of Minutes:

1. April 26, 2016 Regular Scheduled Commission Meeting

Approval of April 26, 2016 Regular Scheduled Commission Meeting Minutes.

Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.

Motion carried on unanimously.

Michael P. Hamaway (Old Hospital Site Owner Representative) presents a proposal to from the owner with digital pictures on a tablet. The Old Hospital Site Owners proposed a full time caretaker, reduce time to complete from 12 months to 9 months (as previously mentioned, my client has substantial experience in work force mobilization and given both the condition of the property and its distance from population centers, this is the minimum time that we would need), and payment increased from the 18K to 50k. Please note that I originally used 18k because that was the amount the City commission advised that the City had "into the" property, i.e. its out-of-pocket costs for ongoing clearing/landscaping. The City manager's characterization of what we proposed fails, I think, to appreciate the enormous task ahead of my client, as well as that these fines are historically used to obtain compliance, not revenue, and are routinely settled for fractions of the amount claimed. Stated differently, beyond 50k, the economics in favor of redevelopment/rehabilitation simply stop making economic sense. I genuinely believe the greatest upside for this community, both with respect to its long term financial goals (tax roll) and otherwise (job creation), is to bring this property back to life, and I hope the City agrees. As for your concern that the fines/title encumbrances are being

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cleared contemporaneously with the settlement, please know that my client would be unable to attract partners to the project while the rehabilitation is underway if title is not clear. This is something we must have. The agreement provides for specific performance and attorney's fees, which is arguably better security than the liens.

Mayor Babb advised that processing with this will wipe out our code compliance, if we totally eliminate the cost. We as least need 20% of the fines to be paid.

Commissioner Holmes advised that Belle Glade Old Hospital Site was in the same situation and they made it happen. I suggest that we do the same and make it happen here in the City of Pahokee.

Mayor Babb replied over a two year period there was any action on this property.

Mr. Hamaway responded that in the past that occurred because the owners were getting a lot of mix messages from the City and was led astray. They are attempting to current employment in the City by creating a functioning assisting-living facility.

Mayor Babb inquires about a timeline to this facility.

Mr. Hamaway replied we can't have a timeline without a partner that's why they need the liens removed so they can development it and receive a partner.

Commissioner Walker inquires when are they going to start cleaning the property and making it presentable.

Mr. Hamaway replies as soon as the City agrees.

Mr. Brandenburg advised he's in favor of a settlement and experience that if we get this property we would have to demolish it. This is the first time you had someone come before you to start a process of a settlement and make something happen.

Commissioner Holmes advised he is in support of making this happen after seeing the plans for the Old Hospital Site.

Mr. Brandenburg suggested the owner agrees to give the City a deed to the property that entrust by me but now delivered and recorded unless they don't meet the agreement.

Mr. Hamaway advised that could work.

Approval of City Attorney drafting agreement for Old Hospital Site.
Motion by Commissioner Holmes. Seconded by Commissioner Murvin.
Motion carried on unanimously.

Ordinances:

- 1. ORDINANCE 2016 – 05 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, CREATING CHAPTER 17, SEC. 17-78. COMMERCIAL PROPERTY-DUMPSTERS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Mayor Babb advised this is the first reading and there will be a public hearing on this at the second reading.

Commissioner Hill suggested changing the time frame to comply to nine (9) month with a three (3) month grace period for hardships.

Approval of Ordinance 2016 - 05.
Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.
Motion carried on unanimously

2. **ORDINANCE 2016 – 06 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, CREATING CHAPTER 17, SEC. 17-79. MULTI-FAMILY RENTAL UNITS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Approval of Ordinance 2016 - 06.

Motion by Vice Mayor Hill. Seconded by Commissioner Murvin.

Motion carried (4)aye; (1)nay.

Mayor Babb suggested moving the business presentations up, so the staff that's been working all day can go home and get some rest.

Presentations:

1. **Florida Community Health Center**

Commissioner Murvin presented a certificate to Florida Community Health Center for Business of the Month.

2. **Pahokee Flower Shop**

Commissioner Walker presented a certificate to Pahokee Flower Shop for Business of the Month.

Mayor Babb recognized the young men that attending the Preventing Crime in the Black Community Conference.

3. **ORDINANCE 2016 – 07 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AMENDING CHAPTER 17, SEC. 17-281. MAINTENANCE REQUIREMENTS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Approval of Ordinance 2016 - 07.

Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.

Motion carried on unanimously.

4. **ORDINANCE 2016 – 08 AN ORDINANCE OF THE CITY OF PAHOKEE, FLORIDA, TO BE DESIGNATED AS THE CITY OF PAHOKEE PARKS TRESPASS ORDINANCE; PROVIDING FOR A SHORT TITLE; PROVIDING FOR DEFINITIONS INCLUDING CRITERIA ON WHEN A TRESPASS NOTICE MAY BE ISSUED; PROVIDING FOR AUTHORIZATION TO ISSUE TRESPASS NOTICES; PROVIDING FOR APPEAL OF TRESPASS NOTICES; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTY; PROVIDING FOR CAPTIONS AND PROVIDING FOR EFFECTIVE DATE.**

Commissioner Walker advised the City should go the extra mile to make sure the citizens are informed of this ordinance.

Mayor Babb suggested a Town Hall Meeting to sure this information.

Commissioner Murvin advised having signage at the park to inform citizens and residents.

Approval of Ordinance 2016 - 08.

Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.

Motion carried (4)aye;(1)nay.

Mr. Brandenburg read Ordinance 2016 – 09 which is a modified version of a previous ordinance that was approved. However, your neighboring cities are holding off on this because of the 10 millage cap. Fire MSTU comes out of that cap, leaving you with about 6.5 millage. The other cities are getting tired of that cap and we would like that cap to go away, so we are uniting and standing together. I doubt this will change anything because the constitution is not going to change.

Ms. Tammy Jackson-Moore (Deputy City Manager) advised the two (2) cities are concerned that if the Fire Rescue increase their millage, the cities will have to lower their millage. We can't afford to continue to get lower, lower, and lower.

Mayor Babb suggested agreeing to work with the other three (3) cities and holding off on this ordinance.

Approval of holding off on Ordinance 2016 -09 until later date.
Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.
Motion carried on unanimously.

Resolutions:

1. **RESOLUTION 2016 – 18 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE DEMOLITION AGREEMENT BY AND BETWEEN PALM BEACH COUNTY AND THE CITY OF PAHOKEE.**

Approval of Resolution 2016 - 18.
Motion by Vice Mayor Hill. Seconded by Commissioner Murvin.
Motion carried on unanimously.

2. **RESOLUTION 2016 – 19 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR THE STAGING OF LAKE OKEECHOBEE RESTORATION AND CONSTRUCTION PROJECTS AT PAHOKEE MARINA.**

Approval of Resolution 2016 - 19.
Motion by Vice Mayor Hill. Seconded by Commissioner Murvin.
Motion carried on unanimously.

3. **RESOLUTION 2016 – 20 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND THE CITY OF PAHOKEE RELATING TO COORDINATION OF ROAD AND UTILITY CONSTRUCTION.**

Approval of Resolution 2016 - 20.
Motion by Vice Mayor Hill. Seconded by Commissioner Murvin.
Motion carried on unanimously.

Public Hearings: None

Proclamations:

1. **Samuel Haubert**

Approval of Proclamation for Samuel Haubert.
Motion by Commissioner Murvin. Seconded by Vice Mayor Hill.
Motion carried on unanimously.

Report of the Mayor:

Mayor Babb thanks Former Commissioner Allie Biggs for hosting the Town Hall meeting in reference to the sales tax. I'm a little disappointed the community wasn't out there because it's important we get the information out there (it's important to all the small cities, not just Pahokee). The City of Pahokee is expecting to get the amount of 3.2 or 3.8 million over a ten (10) year period, it's not enough to improve our total infrastructure. A lot of times when you have a sales tax that people are not familiar with they tend to vote against it. We need to educate and share the information with the community. The presidential election is in November which will be a high turn-out of voters.

Commissioner Walker recommended that as we get closer to November that we host a Town Hall meeting to share this information and educate the community.

Mayor Babb inquires about a timeline for the Code Enforcement Officer and Finance Director being hired. Also, what's the status on a Grant Writer to get some additional funding?

Mr. Williamson announced the second Code Enforcement Officer started this week. She transferred from the Parks and Recreation Department to Code Enforcement Department. The Finance Director position will be going out later this month, we should see advertisement at the end of this month or beginning of July. We received several applications for the Director of Community Economic Development, but we didn't find a candidate that fulfilled our grant writing expectations. Most municipalities have gone to outsourcing or contracting out for their grant writing.

Mayor Babb advised Commissioner McKinley offered staff to assist with the grant writing.

Mr. Williamson replied we are working with them.

Mayor Babb announced I'll be participating in a Youth Leadership Retreat that begins today and ends Thursday. Tomorrow I will be participating in a Youth Forum. This particular event will be held at the Embassy Suite in Palm Beach Garden. Follow-up, status of the Former Mayor JP Sasser receiving a plaque for recognition and a report on recognizing all past mayors in the Commission Chambers.

Report of the City Manager:

Mr. Williamson announced Phase II Road Resurfacing had a Pre-Bid meeting today and expect to have the opening of the bids June 22. Some save the days is 4th of July, August 6th is the Back to School Bash, and we are working on legislation for 2017.

Mr. Williamson present a book published by Glades Academy 4th Grade Class that highlights history of historic buildings of the City of Pahokee, City of Belle Glade, and City of South Bay. Each City Commissioner was provided a copy of the book. At the Lore meeting I was advised there will be an additional 15-20 at the HealthCare Center.

Mayor Babb requested adding meetings to the calendar, so the Commissioners would be aware of it (general City Calendar).

Report of the City Attorney:

1. Old Hospital Site (discussed earlier in meeting)

Old Business:

1. Gymnasium Update (none)

New Business:

1. Lieutenant Piccolo (PBSO Report)

Lt. Piccolo announced in reference to yesterday's shooting leaving one (1) person deceased, I'm unable to provide any updates without jeopardizing an on-going investigation at this time. I can say that it wasn't a random act of violence. In the incident that happened with the elder woman being robbed, two (2) suspects were arrested. Next, on the armed robbery at the grocery store we are working very closely with the owners/manager. Lastly, in a small community I encourage you to know your deputies by names. We are a program called the Park Walk & Talk

Programs were deputies get out the vehicles and communicate with residents. The community is our eyes and ears out there. Please reach out to me, you all have my name and phone number.

Mayor Babb advised we haven't had a murder in some years.

Citizens Comments: *Ms. Tijauna Warner (City Clerk) announced all public comment cards.*

Mr. Lonnie B. Spry, Sr. thanks the City Manager for getting the job done about my complaints on the road, the job was well done. I have another complaint the garbage hasn't been picked up on our streets causing an over flow of garbage in our yards.

Mr. Williamson advised he'll look into that.

Mrs. Margaret Smart provided an update on shelter (Red Cross) at the Middle School and we know where everyone would be, if we had an emergency.

Mr. Jason Crawford advised yesterday there was some work at MLK Park and noticed it was a group from Christ Fellowship Church with kids doing community service projects. They were painting everything, which I appreciate. I feel that this is a slap in the face of the citizens of Pahokee because we have multiple afterschool programs in the City to not have them represent us out there.

City Commission Comments:

Vice Mayor Hill bids everyone good night.

Commissioner Walker asks the Deputy City Manager to highlight our visit to Fort Myers in reference to the water concerns.

Ms. Tammy Jackson-Moore (Deputy City Manager) advised the Tri-Cities organized this trip very quickly after learning of a letter that was sent to the Water Management District that was encouraging the District to purchase land both north and south of Lake Okeechobee to be utilized for storage and discontinue out post that cause contamination of water. We all know what happens when you start talking about purchasing land, we are talking about people being without jobs. That has happened in this area before and we saw a decline in the number of people that were actually employed. So, the Tri-Cities went to the board meeting to talk about this issue and we presented our arguments.

Commissioner Walker announced we don't have a principle at Pahokee High School now. So, if you know anyone who qualified please contact the school district. I am requesting that we do another Town Hall meeting before the November election. I would like to know the status on the MLK Park equipment.

Mr. Williamson responded we had a vendor come out and his quote was expensive, therefore we are getting other quotes.

Commissioner Walker announced we had a major pick-up Wednesday, but trash is right back out on Bacom Point Road and some of the other areas. We need to try to monitor those areas and try to resolve this.

Mr. Williamson replied what we did is put Code Enforcement back out there to put up warning signs.

Commissioner Walker suggested changing the date on trash pick-up.

Mr. Williamson advised we are looking at the contract to try and change some things.

Commissioner Walker thanks everyone for being here.

Commissioner Holmes advised we are going to have to shorten these meetings because we are going to lose our citizens. I am still concerned about annexation, this is something our citizens are asking about.

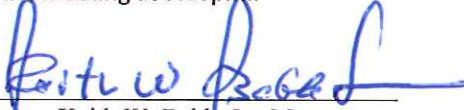
Mr. Williamson replied this information will be provided at the next meeting.

Commissioner Holmes bids everyone good night.

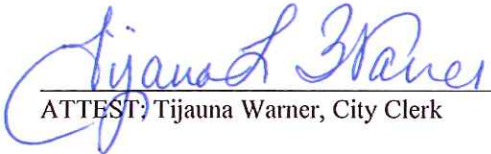
Commissioner Murvin advised that trash pick-up didn't come in her area and good night.

Mayor Babb announced Commissioner Holmes came to me and introduced me to individuals. So, we are working together and good night.

There being no further business to discuss, Mayor Babb adjourns the meeting at 9:10p.m.



Keith W. Babb, Jr., Mayor



ATTEST: Tijauna Warner, City Clerk