



CITY COMMISSION OF THE CITY OF PAHOKEE

## **WORKSHOP**

Tuesday, August 9, 2016 6:00 p.m.  
360 E. Main Street, Pahokee, Florida

This Workshop of the City Commission of the City of Pahokee is being held to discuss the August 9, 2016 Agenda.

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. TOPIC

**1. PROPOSED BUDGET FISCAL YEAR 2016/2017**

D. DISCUSSION, COMMENTS, CONCERNS

E. ADJOURN

# AGENDA

CITY COMMISSION OF THE CITY OF PAHOKEE  
REGULAR COMMISSION MEETING  
TUESDAY, AUGUST 9, 2016 6:30 P.M.



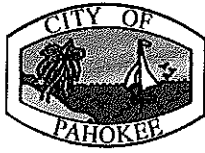
- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL:
- C. ADDITIONS, DELETIONS, AND APPROVAL OF AGENDA ITEMS:
- D. CITIZEN COMMENTS (AGENDA ITEMS ONLY):
- E. PUBLIC SERVICE ANNOUNCEMENTS (FILL OUT PUBLIC COMMENT CARD):
- F. APPROVAL OF MINUTES:
  - 1. **July 12, 2016 Regular Scheduled Commission Meeting**
- G. CONSENT AGENDA:
- H. ORDINANCE:
- I. RESOLUTIONS:
  - 1. **RESOLUTION 2016 - 29 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF PAHOKEE AND THE ANQUAN BOLDIN FOUNDATION, INC..**
- J. PUBLIC HEARINGS:
  - 1. **ORDINANCE 2016 - 09 (second reading) AN ORDINANCE OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR THE CITY'S CONTINUING CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF PAHOKEE'S MUNICIPAL BOUNDARIES INTO PALM BEACH COUNTY'S FIRE/RESCUE MSTU (MUNICIPAL SERVICE TAXING UNIT); PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR AN EFFECTIVE DATE AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS.**
- K. PROCLAMATIONS (approval):
- L. PRESENTATIONS:
- M. REPORT OF THE MAYOR:
- N. REPORT OF THE CITY MANAGER:
- O. REPORT OF THE CITY ATTORNEY:
  - 1. **Old Hospital Site**
- P. OLD BUSINESS:
  - 1. **Gymnasium Update**
- Q. NEW BUSINESS:
  - 1. **Lieutenant Piccolo (PBSO Report)**
  - 2. **Board Appointments**
    - 1. **Pahokee Ethics Training Policy**
- R. CITIZEN COMMENTS / GENERAL CONCERNS:
- S. CORRESPONDENCE /COMMENTS AND CONCERNS OF THE CITY COMMISSIONERS:
- T. ADJOURN:

# MINUTES

NOTICE

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and he or she 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.

SUBJECT TO CHANGE



**CITY COMMISSION OF THE CITY OF PAHOKEE  
REGULAR COMMISSION MEETING MINUTES  
Tuesday, July 12, 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, July 12, 2016.

The meeting was called to order by Mayor Babb at 6:31p.m.

Official attendance was recorded as follows:

<b><u>Roll Call:</u></b>	Mayor Keith W. Babb, Jr.	Present
	Vice Mayor Felisia Hill	Present (via phone)
	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. Piccolo	Present
	City Clerk Tijauna Warner	Absent
	Deputy City Manager Tammy Jackson-Moore	Present

**Additions, Deletions, and Approval of Agenda Items:**

Deputy City Manager Ms. Tammy Jackson-Moore requested an amendment to add Resolution 2016-24 to 13. Commissioner Walker requested amending agenda to add Roof Repair (Marina & Senior Room) to Q3.

**Approval of Amendments to the Agenda.**

**Motion by Vice Commissioner Murvin. Seconded by Commissioner Holmes.**

**Motion carried on unanimously.**

**Citizen Comments (Agenda Items Only):** None

**Public Service Announcements:** None

**Approval of Minutes:**

1. June 14, 2016 Regular Scheduled Commission Meeting

**Approval of June 14, 2016 Regular Scheduled Commission Meeting Minutes.**

**Motion by Commissioner Murvin. Seconded by Vice-Mayor Hill.**

**Motion carried on unanimously.**

**Ordinances:** None

**Resolutions:**

1. **RESOLUTION 2016 – 22 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE ELEVENTH ADDENDUM TO THE LAW ENFORCEMENT SERVICE AGREEMENT BETWEEN THE CITY OF PAHOKEE AND RIC L. BRADSHAW, SHERIFF OF PALM BEACH COUNTY, FLORIDA.**

Mayor Babb inquired did the rank go up, or down, or remain the same.

City Manager Mr. Williamson replied the rank when up for 2016-2017.

Mayor Babb inquired what the percentage of it was.

Mr. Williamson replied about 2% which is an increase of about \$10,000.

**Approval of Resolution 2016 - 22.**

**Motion by Commissioner Holmes. Seconded by Commissioner Murvin.**

**Motion carried on unanimously.**

2. **RESOLUTION 2016 - 23 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF PAHOKEE AND STATE OF FLORIDA, DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES.**

**Approval of Resolution 2016 - 23.**

**Motion by Commissioner Murvin. Seconded by Commissioner Holmes.**

**Motion carried on unanimously.**

3. **RESOLUTION 2016 - 24 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE 2015-2016 AMENDMENT 001 BETWEEN THE CITY OF PAHOKEE AND PALM BEACH COUNTY FOR CODE ENFORCEMENT ACTIVITIES.**

Commissioner Holmes asked for a little more explanation on that.

City Attorney Mr. Brandenburg advised the County has granted the City certain funds for code enforcement activities under their CDBG funds. In 2013, they provide \$48,132 and in 2014, they provided the same amount. Both those agreements expired, but certain surplus funds in the amount of \$1,496.98 remaining and the City requested that they utilize these surplus funds for code enforcement activities.

Commissioner Holmes advised I noticed that we have a second Code Enforcement Officer. Commissioner Holmes inquired am I right.

Mr. Brandenburg replied that's not a question for me sir.

Commissioner Holmes informed I am asking you do you know.

Mr. Brandenburg responded I have no idea, no I don't. I don't get involved in City hiring.

Mr. Williamson advised we do have a second Code Enforcement Officer; those funds came to the City last year when we (each city) went to the County requesting additional resources. So, each city was allocated additional funds for that additional position (which was awarded late last Fall). We did receive about \$67,000 last year for additional Code Enforcement Officers (salaries and equipment).

Commissioner Holmes implied our citizens do not have to pay any money.

Mr. Williamson advised the City has to pay their benefits, but the County is covering the rest.

Commissioner Holmes inquired how much is the benefits.

Mr. Williamson informed roughly about \$15,000.

Commissioner Holmes advised we have 6,000 or 7,000 people in our City and I don't think we need two (2) Code Enforcement Officers to cover a city the size we have. I might be wrong, you know. I think that's a waste of our taxpayers' money. I believe that one (1) Code Enforcement Officer should be sufficient and I don't see why we need two (2). I think if we can, we should allocate that money to a different area. It might not be possible, but this is what I suggest.

Mr. Williamson replied we can't, the County funds are for specific positions.

Commissioner Holmes responded we are still paying for the health benefits and I don't think we should be paying it.

Mayor Babb advised this Commission and the City has looked at the upkeep and cleanliness of our City for years and most of the conversation has been around code enforcement. We have 6,500 people in the City, but there's a lot more involved than just those 6,500. We have to include people that come in and visit our City, whether they're in Padgett Island or Fremd Village. One (1) person to follow-up, I don't think that one (1) person is able adequately do that job. I think that position kind of pays for itself. We have to collectively look at that to come up with the best solution.

Commissioner Holmes announced I noticed things that I say go in the garbage can. You said we need to work together and we need to look at things together then. I am trying to save our City money too. A lot of time, things are wasteful.

Commissioner Walker requested some type of justification from the City Manager, so we can all see the propose of both positions. I'm just saying, sometimes it's more visual.

Mr. Williamson informed when the County allocated these funds, you approved that CDBG Agreement for that additional position for the City of Pahokee. But, we can provide the breakdown on the need for this position in the City.

Commissioner Walker advised that's all I'm asking for.

Mr. Williamson announced we have to remember, collectively the three (3) cities went to the County to ask for these funds as a group. For us to question these funds that they allocated, we have to be very careful for the future. There is a need for an additional Code Enforcement Officer. I have our Code Enforcement Officer here tonight and he'll tell you.

Commissioner Walker advised I am not questioning this position, but if you have somebody with a concern saying we don't need this position I don't see where it's a harm to require some clarification or justification for the position. Just so they can understand there's a need.

Mayor Babb announced we'll make sure staff provides us with that. Like I said, I'm 100% behind additional Code Enforcement Officer. I have heard some say we don't need it, I try to defend it because I know the conditions of the City.

Commissioner Murvin advised if our City was already up to code I would understand, but just take a look at our City (ride through the streets), we are so far behind. Right now, I can agree with having two (2) Code Enforcement Officers. If you drive from one part of town to another, it is so much cleaning up we need to do. I'm for the extra Code Enforcer because of the conditions of our City.

Commissioner Holmes responded I agree that our City is in poor conditions, but if our Code Enforcer ride and do his job what the other Code Enforcer going to do. I'll give you an example, some of our constituents came to this board meeting and they addressed their concerns that they're tired of walking out their front and people putting trash out (I'm talking about McClure). There's nothing else a Code Enforcer can do once he cite those people, but I'm hearing you can't cite on private property. Well, private property is located in the City of Pahokee and if something is going on illegally there should be a way that we can address that. Okay, we put a sign up. I saw the sign that says no dumping, there was no fine. But, we had a young man come to my house inquiring if we can't dump here where can we go. No where! You (Mr. Williamson) sent him to my house, he said. I'm serious! He said I went to talk to the City Manager and he said you were the one that have a problem with this. I said just I have a problem with it. I met with Mr. Applegreen and we talk, he said he understand

where I'm coming from because if it was in front of your house you wouldn't like it. So, we have to address that because there's an issue there and we have citizens that pay their taxes and they came up here asking that something be done about it. Me and Mr. Applegreen came up with a solution, why don't we make a drop-off location where the old dump use to be. You understand where I'm coming from Mayor? Where the old dump use to be, so people can just take their stuff and drop it off because if not they will continue to dump right there. I know Ms. Worthen and Mrs. Kelly get tired of that, I'm tired of that. We have to clean up our City and if Code Enforcement can't do nothing about it why we need another one.

Mayor Babb advised we are going to work on that and we may have to think outside the box. I think with two (2) Code Enforcement Officers we can improve our City.

Commissioner Holmes replied we can't even take care of this problem and we have a Code Enforcer there. We don't need another Code Enforcement Officer, if they can't do nothing. It's not going to happen in front of your home Mayor and it's not going to happen in front of mine. They pay taxes too!

Commissioner Walker inquired what does it mean when he say you can't do a citation on private property.

Mr. Williamson replied I don't know where that comment comes from because we cite all property here in the City of Pahokee.

Commissioner Holmes replied AJ (Public Works Director) was here at the last meeting and said they cannot do nothing because that's private property.

Mr. Williamson advised we went to the property owner and had a discussion with him. Now, we can't post signs on private property without their permission. However, public works took the liberty and did it anyways. So, that's what he's referring to about private property we have to get permission. We can cite any property inside the City of Pahokee. Now, in our conversation we had with the owner he indicated that his renters put out their trash on the day that trash is suppose to be picked up. I advised to him, I'm not talking about the binds I'm talking about the illegal dumping. He expressed to me that it might have been the individuals from across the street (he's referring to McClure Project). We don't know that, but I expressed to him we need to come to a solution. If this is a pick-up location for Thursdays, plus inform your renters that they can put out the evening better and if it's not picked up to call City Hall. Once we are contacted, we will call Waste Management to address the situation immediately. He agreed and his assistant called me and advised that correspondence went out to the renters this morning. But, he was still adamant that his renters did not put trash or do the illegal dumping. We don't know how true that is, but we know we have to attack this illegal dumping from a different angle. This is a behavior issue that has been occurring, so it looks like the trash has been sitting there for weeks. This is an issue that we are trying to address, they sent out the information with the appropriate days and times of trash pick-up. We advised the owner to contact City Hall, if the trash is not pick-up this coming Thursday. We did not send anyone to any Commissioner's home, that what he said to Commissioner Holmes is not true. We can only express that our Commissioners are very concerned about this issue. We are going to closely watch this issue this week and the following week and if it's not picked up we will contact Waste Management. It's probably not his renters, it's probably someone just riding by dropping trash off. We are putting work into this to ensure that this is resolved.

Mayor Babb advised I really think that communication is the key because at the last meeting Commissioner Holmes felt that from the last conversation there's nothing we can do about it. Long as that's out there, we are going to work on this problem until it solved. I think Commissioner will be a lot more at ease than saying it's out of our hands, that's why I mentioned we need to think outside of the box.

Commissioner Holmes replied I remember AJ stood up and said the reason why they can't move that log is because he has wires and meters underneath. He's been riding that route for three (3) years and not allowed to do nothing to that, but pick-up the trash. I have a good mind! I know I heard that.

Mayor Babb replied we are not going to dispute what you heard and all I'm asking staff to do is just follow-up on this and do what we can.

Commissioner advised I'm not finished. I had a visit that can to my house and he was concerned, if we cleaned up that area where would people dump. He said he was at the City and the City Manager sent him to my house because I was adamantly opposed to that. I even went and spoke with Mr. Applegreen. We sat down and we

tried to come to some kind of solution. I don't know, but we'll work on that. I'm going to be quiet because I feel I done took up enough time.

Mr. Brandenburg advised I worked with a lot of communities and this is a problem Countywide. A lot of communities have come down to it is the property owners responsibility to make sure people don't dump on their property. So, if someone dumps on my property and I don't know who did it; I'm responsible for it and I get cited by Code Enforcement. Code Enforcement is not going to be able to catch that person who's dumping it there, but they're going to cite me for it. As a result of that action, I'm going to put a fence up, I'm going to call the Sheriff's Department every time I see someone trying to dump, and I'm going to make sure it doesn't happen again. A lot of the communities do that. The Sheriff's can't catch these guys because they have to actually watch and see someone dumping before they can actually cite them. Now, the other alternative that Commissioner Holmes spoke about, Palm Beach County had done that for a long time. They had dump site (which I think they had located at the dump), but what they found is the commercial businesses taking all of their garbage dumping it there and having the municipality pay for it; instead of them paying the garbage company to haul it away from their business. So, it seems to me if the City takes an active Code Enforcement practice of requiring the property owner (where it's dumped) to be responsible for it from now on their going to get cited, if it's dumped on their property. That's the way West Palm Beach does it. I was the Special Masters and I probably had hundreds of people come in saying I don't know who did it, sorry it's on your property and you got to take care of it or get fined. That's the only way they'll take care of it.

Mayor Babb replied I agree the owner has to have some responsibility; although, Code Enforcement can try to work with them.

**Approval of Resolution 2016 - 24.**

**Motion by Commissioner Murvin. Seconded by Commissioner Holmes.**

**Motion carried on 4-1 (adopted).**

**Public Hearings:** None

**Proclamations:** None

**Presentations:** None

**Report of the Mayor:**

Mayor Babb announced "Earn While You Learn" will be having a workshop Friday, here at the Old Pahokee High School Cafeteria. It's an Apprentice Program. Young men or women who are looking for employment, who are looking for training, and education; this is your opportunity. It requires you to work four (4) days a week and go to class one (1) day a week. However, you get paid for all five (5) days. It's a career, a high paying career. We can only present the opportunity to you, we can't force you to work, and we can't force you to train. Even those who don't want to go to school, there's a program that allows them to work in their field; it won't be certified, it won't make as much, and they'll have less benefits. But, it's still an opportunity. Even those who have a felony, that won't be held against you. We are asking you and the public to spread the word, to share this with as many people that you know, to give them an opportunity to attend the presentation that will be made on Friday from 6-8pm at the Old Pahokee High School Cafeteria. Our charge is to make sure our residents have employment. That's our top priority. We are going to try to create businesses in Pahokee and we are going to try to support our local businesses to create jobs. That's going to be our goal. We are hoping to see bigger and better things for Code Enforcement. One thing we are going to have to enforce is the dumping of trash on days it's scheduled for pick-up. Trash should only be put out the day of or the day before pick-up, we are going to have to enforce that. It kind of sadden me in a sense we have to because when people put out trash it's telling that their cleaning up their property and they want to put it out front. But, I had a big tree fell on my property and I cut it up on a Monday, than I wanted until Wednesday night before I put it out there. That's coming from the Mayor and we are asking everybody to do the same. Code Enforcement are going to be giving of notices, they're going to be giving out warnings, but at some point we are going to have to cite those people who continue to put their trash out. It makes our town look bad, even on Bacom Point Road I know their putting their trash out on Tuesday and pick-up is on Thursday. They are in violation. We are asking Code Enforcement to enforce that. Even if they complain, you can say the Mayor insist on you enforcing this. We are going to have to do a better job of cleaning up our City, that's why I'm asking staff to begin doing. Also, if it's okay with the Commission I would like to recognize the two (2) High Schools Top Ten (10) Graduates. We didn't recognize



them for their accomplishments this year. Many of those young people will not all be going to college, so let's give them certificates and recognize them for their academic accomplishments. As the Mayor, I can't do anything without the Commission's approval. If anyone doesn't have any objections, I'll contact the Tri-Cities Education Committee and have them assist us in identifying the Top Ten.

Commissioner Walker replied some of them are already gone to school, so we can just have a family member representing them.

**Approval of Recognizing the Top Ten Students at Next Commission Meeting.**

**Motion by Commissioner Holmes. Seconded by Commissioner Walker.**

**Motion carried unanimously.**

**Report of the City Manager:**

Mr. Williamson announced the gymnasium updates and get that out the way. Today, the gym was very cold inside. The County is nearly finished with the HVAC installation. My staff was in there today and said it was very cold. Now, they're wrapping up and going into the second phase. Phase II is actually renovations of parts of the gym itself. We are actually excited about that. East Main Place Project is progressing, so we still expect that to be completed around the middle part of August. Phase II additional streets, we are waiting on FDOT to give us clearance to actually start the resurfacing of those streets including Barack Obama Boulevard. So, we are excited about that project being funded by FDOT. We are in the preparatory stage of Phase III of the road surfacing. We are excited about that project which will probably be after September before we do the bid for that project. The baseball park, we actually started on today. We are doing everything to prep it for the red clay.

Mayor Babb inquired just for the audience, where is the baseball field located.

Mr. Williamson replied MLK Park. I think I mentioned at the last meeting that we are working on the economic marketing packet for the City of Pahokee that will most likely be ready by late August. We look forward to having that completed really soon.

Mayor Babb explained what we are going to be doing is soliciting businesses to come here in the City of Pahokee. We are not just going to sit back and wait on businesses to come to the City. We are sending them information and following up with a call. Our responsibility and top priority is to bring businesses and create jobs in this community. We are going to try our best to be successful and bring some businesses here.

Mr. Williamson announced the recommendation for dumpsters is not going to be on the agenda tonight because I have to gather some information. Apparently, we had one (1) quote that the pricing for the dumpster with enclosures is about \$1500 for small size and \$2500 for a large dumpster. So, we have that conversation at the next Commission Meeting. The dumpster ordinance will be back up for consideration. There are some questions about the roof repair over at the Marina, we have the first quote on repairs for about \$18,000. We are waiting on a secondary quote for the Marina. We've called two (2) companies to give us quotes on the doors because it's linking around the doors. They have not come out to site to give us quotes yet. We are still waiting on those. Finally, with the senior room there are some litigating issues that I think can solve the issue before we spend \$80,000 on a complete repair. We want to try those efforts first before we come back to the Commission and say we need to spend \$85,000 on repairing the entire roof.

Commissioner Holmes questioned what others things, if the roof is linking we have to fix it.

Mr. Williamson replied that's what I'm saying, we don't feel that the entire roof is leaking. So, we want to try a different product on that area that can seal the leaks first. I think one (1) of the vendors previously said if we can keep the gutters clean and can stop some of the drainage on top of the roof. So, I went out here about a week ago and looked at the gutters, I realized that the huge tree drop a lot of leaves. So, I questioned why don't we strain the gutters were there's no leaves left in the gutter to clean. So, we will try that first and seal the leaks to see what happens before we spend \$80,000.

Commissioner Walker advised my concern is all five (5) Commissioners were at the surtax meeting last month, the Administrator Ms. Baker shared with us the problems they faced by not going on making repairs on building. They

incurred more problems than if they would have went on and taken care of it. That rings in my mind as it comes to that restaurant, we're the owners of that restaurant and Conchy Mo's is leasing it. I went there on June 17<sup>th</sup> and water was all over the floor. All I saw was a Pahokee liability. We had a rain today and I met to go up there before I came to the meeting to see what it looks like up there. People sitting at the table having dinner and water all up under the table where they're sitting (under their feet). They're putting rugs down trying to keep the water from running. One (1) rug wasn't going to do it, they got floor wet signs all over the restaurant. Who's going to be responsible if something happens to one of those people? We got to being concerns on money and fix that roof up there. I just don't agree nor accept this, but I'm only one (1) vote. We are setting ourselves up for a liability if something is not done immediately. If we are not going to fix that roof immediately, we need to close it down until we can get someone to come fix it.

Mr. Williamson replied we need more than one (1) quote. I was satisfied with the \$18,000. We have the fund to spend on it. That one (1) quote will probably be in the end of this week.

Mayor Babb responded so we are going to be expediting that.

Mr. Brandenburg suggested the board can authorize the City Manager to do an emergency repair as soon as he gets the second quote in. Then, he doesn't have to come back here for it and you get that done right away. If you have the money in general fund to do it, you can do it right then.

**Approval of Emergency Repairs on the Marina Roof.**

**Motion by Commissioner Walker. Seconded by Commissioner Holmes.**

**Motion carried unanimously.**

Commissioner Walker advised my concern is that we've patched that over and over, and we continue to have a leak. I want to go on record that I support getting the roof fixed. I know it's not going to exclude me from getting a lawsuit, but we need to be concerned about those seniors. Put them somewhere else like the Marina Conference Room or somewhere. It rain today, we come in there tomorrow they're going to be waiting in water. We have to quit letting stuff roll over and over, month after month, and nothing be accomplished in this City.

Commissioner Murvin inquires is there a way that we can put the seniors somewhere until we get the roof repaired. From my experience with roof (you know my dad use to do that), once there's a leak here sometimes it runs and damages the roof. I can agree with Commissioner Walker as far as with the seniors, you can't be too careful with that.

Mayor Babb inquired did you check the building and see the severity of the leak.

Mr. Williamson responded what doesn't happen is anyone in that building when there's water on the floor, we don't allow anybody in that area. If it rains, we come in that night and make sure water is not on the floor. This particular building has been patched enough. As I said before, let us look at the reduced repairs. If it doesn't work, then we will spend the \$80,000 on the roof.

Commissioner Walker inquired you're saying they are not in there when it's raining. What if it starts to rain?

Mr. Williamson replied if it rains the night before they don't go in there.

Commissioner Walker responded a lot of times it rains while they are in there. So, think outside the box. What if it rains during the session and they're trying to get out of there and one of them accidentally falls?

Mr. Williamson replied that's something that certainly can happen, but we do our best to make sure it doesn't happen. But, we do have other room that's available for their use.

Mayor Babb inquired what the date on the scheduled workshop for annexation.

Mr. Williamson replied I've contacted the Sheriff's Office, Waste Management, and others to come provide information on annexation. The Sheriff's Office will be at the next meeting and Waste Management had to cancel coming tonight.

Mayor Babb advised I thought we would have a workshop, no matter how long it is we just need to have a presentation to allow the Commissioners to have some type of discussion and ask questions. Can we go ahead and just establish a date? Normally, it's an odd Tuesday.

Commissioner Holmes suggested before we do that lets get in touch with Mr. Lomax in Belle Glade because you don't have a clue. Let's find out from people that have already been through that. Every time I ask for something, you give me these reasons not to do it. We have so many people disenfranchised in our City and every election that's one of the main things their asking "Why can't we vote?" I can understand the HUD places, but we have Sugarcane Villas, Doveland, and Amaryllis Avenue (which are tax payers).

Mayor Babb suggested just to have a workshop, so that we can discuss annexation and information will be presented.

Commissioner Holmes advised I was talking and I wasn't finished, you just cut off my conversation. I understand that's your frat brother.

Mayor Babb replied that's out of order Commissioner.

Commissioner Holmes replied well, we are trying to get the City right. You don't agree with me on nothing, you agree with him on everything. That's why I said that. We have to get this City right. We have to talk to people that have done this. Every time I ask the City Manager about something, he gives me reasons not to do it. I want to find the reasons to do it. Just like the Old Hospital, we got someone that want to do the Old Hospital and we can't even find a reason to make some things disappear. We will never move, if we can't do that. Twenty (20) years have gone by since that hospital has been there, twenty (20) years of an eyesore. So, we have to look at it twenty (20) more years.

Mr. Williamson replied I give you a staff analyst at the last Commission Meeting and that staff analyst was completed accepted. I went back and talked to those individuals and they offered to come in at the workshop to offer that information. If you want them to come, they will come.

Mayor Babb called a workshop for Tuesday, July 19, 2016 at 6:00p.m. to discuss annexation. I'm not sure if it's going to satisfy someone, but we'll get the information out for the Commission to have a discussion. We can't do it here, I don't want to do it here, and it's inappropriate to do it here. So, I'm calling for the workshop. Is there any conflict with July 19<sup>th</sup>?

**Approval of Annexation Workshop scheduled July 19, 2016.**

**Motion by Commissioner Walker. Seconded by Commissioner Murvin.**

**Motion carried unanimously.**

Commissioner Walker inquired what Phase is the road in Citizen Villas in.

Mr. Williamson replied Phase III, we will probably get that bid out in late September.

Commissioner Walker inquired what Phase is 2<sup>nd</sup> Street in.

Mr. Williamson replied Phase II.

Commissioner Holmes inquired how about Greenstar.

Ms. Jackson-Moore replied it hasn't been identified.

**Report of the City Attorney:**

## 1. Old Hospital Site

Mr. Brandenburg advised with respect to the Old Hospital the owners' representative was here and we presented a settlement agreement. At that time we were in favor of moving forward with the settlement agreement, but the City Commission had some questions about whether or not the owners were going to move forward. At that time, I offered a solution to put a Quick Claim Deed into escrow if they didn't fulfill the agreement. That attorney took that offer back to the owners and the owners rejected it. Their attorney advised that they were going to make a good will effort to clean the Old Hospital Site immediately. It didn't happen. I don't recommend that the agreement move forward with the City Commission, I requested a trial date from court; they set that trial date in February of next year. So, unless that owner comes back with better security to move forward with the improvements that the council is satisfied with, I can just take it to trial.

Commissioner Walker inquired if we do foreclosure on that property where are we now. If we find somebody that's interested in the property what can we do?

Mr. Brandenburg replied if you find someone interested in that property to move forward on it or you are willing to find the money to fix it up like you told the Commission come in and we'll work out a deal to make that happen. He implied that he wasn't going to spend \$700,000 unless he had a partner to buy it from him. So, that meant that agreement was going to give him much more time to remove the lien and give him more time to market, then you'd have nothing. That's why I can't recommend you go forward. If he comes in, in actually start spending his money fixing it up I told him I would recommend to the Commission for every dollar he spend the lien be dropped. That's a good deal for him.

Commissioner Holmes inquired can you have him come and meet with us again.

Mr. Brandenburg replied I asked him and he said no.

Mr. Brandenburg advised Conchy Mo's is consistently behind on rent. For instance, this month they came in and paid the arrearage that we allowed them to catch up on. But, they didn't pay the rent until the 11<sup>th</sup> of the month. So, the City's holding that debt to see if the Commission wants to proceed to remove them. If you do, now is a good time to do it.

Commissioner Walker advised she's concerned about the condition of the building.

### Approval of Conchy Mo's Eviction.

Motion by Commissioner Holmes. Seconded by Commissioner Murvin.

Motion carried unanimously.

Mr. Brandenburg suggested the Commissioner give the City Administration authorization to prepare RFP for a restaurant operator.

Commissioner Murvin inquired would the roof be repaired in time.

Mr. Williamson replied it will be repaired.

### Approval of City Administration to prepare RFP for a Restaurant Operator.

Motion by Commissioner Holmes. Seconded by Commissioner Murvin.

Motion carried unanimously.

Commissioner Walker advised even though the City Manager is saying that it's going to be repair before we get a new tenant, I just want to encourage that we don't let anybody else in there until the roof is repaired and those doors are sealed.

### New Business:

#### 1. Lieutenant Piccolo (PBSO Report)

Lt. Piccolo advised in the last two (2) weeks we had an increase in night time vehicle burglaries. Please lock your valuables up and absolutely do not leave firearms in your vehicles.

## 2. Board Appointments (deferred to next meeting)

Mayor Babb advised we have nine (9) applicants; therefore, we can start at least two (2) boards. Think about that for the next Commission Meeting.

Commissioner Walker inquired what individuals can only serve on two (2) boards, that's a policy that we have in place.

Mr. Brandenburg advised I don't recall that policy.

Commissioner Walker advised Mayor Babb was on the Commission when that was voted on.

Mayor Babb replied I know it was a recommendation, but I don't think it was voted on. We need to have a quick discussion on which two (2) boards, I would think the Community Development Board and the Community Relations Board. Commissioner Walker will recommend to the two (2) businesses to be recognized at the next Commission Meeting.

**Citizens Comments:** *Ms. Tammy Jackson-Moore (Deputy City Manager) announced all public comment cards.* Rev. Lonnie Spry (resident) thanks the City Manager for my clean yard. The first meeting in June, we were told by the end of June Southwest 2<sup>nd</sup> Street would be cleaned up. It's still not in July. I am still waiting to hear about our Finance Director.

Mr. Williamson advised the Director of Finance advertisement went into the newspaper previous and we are looking at those candidates that we received. I have contacted the owner in reference to Southwest 2<sup>nd</sup> and informed them that they have to complete this or the City will have to intervene with charges. We've also sent this case on to the Special Magistrate. We are looking at cleaning this up ourselves.

### **City Commission Comments:**

Commissioner Walker inquired what are we giving to do about South Lake Avenue over growth in the curve (it's dangerous). Have you all reached out to the State? They use to keep it cut.

Mr. Williamson replied Commissioner Murvin has actually taken that up as a personal mission. I'll let her comment on it.

Commissioner Walker responded I was aware of that, if I was I wouldn't have brought it up.

Commissioner Murvin advised I went out there and started calling FDOT and SWM. They're going me the run around, but I'm on it. I talked to a guy name David Davis today with South Florida Water Management, he's supposed to meet me this week at the site. DOT told me they can only go 5ft. from the guardrail. I'm not letting up on them. Once I meet with them, I will let the Commissioners and City Manager know.

Commissioner Walker inquired when we change our meeting times are we supposed to do that by resolution or ordinance.

Mr. Brandenburg replied you do have an ordinance that outlines the order of the agenda but not the time.

Commissioner Walker replied I remember in 2008 or 2009 that came up. We use to meet at 7:30p.m. and we changed the time to 8:00p.m., I thought you were our attorney. We were told that it had to be done by ordinance.

Mr. Brandenburg informed I will go and review my prior legal opinion and report back to you if you have to do an ordinance.

Commissioner Walker announced we are going to do a celebration in the Glades on August 20<sup>th</sup>, that's the currently date I don't know if it's going to change. We are going to celebrate the schools in the Glades, it going to be called Glade Success Celebration. We are going to celebrate all our schools that increased their grades. We are going to be interviewing for our new principal on Thursday, July 14<sup>th</sup>. The second thing is discussing the South Florida Water Management to try to encourage citizens to attend that meeting on Thursday.

Ms. Jackson-Moore advised the Mayor and I had a conversation about the invite for Senator Negron to come to this area and meet with the residents.

Commissioner Walker announced the Ministry Association is working with us on this to get as many of our congregations to support going to meeting Thursday in reference to the ongoing discussion about Flooding South of Lake Okeechobee. I heard Senator Murphy verbally saying they are going to Flood South of Lake Okeechobee. Their concerned about our future, if this takes place. We just need as much support from the community because the people over in Port St, Lucie are being very vocal about this situation and we're being passive. As long as we are okay with it, they're not going to pay us any attention. I just want our citizens to get involved and be concerned about our area. Mr. Burden there's no question about your capability as a Code Enforcement Officer, I just want you to understand that. Thanks everyone.

Commissioner Holmes addressed the unacceptable feedback from Biomass. Let me stress it again, I have some of my constituents telling me they're getting rodents and stuff; we still have that eyesore on State Market Road. I made a suggestion that we need to look into an insurance policy that should be out there before they even started business. Did you check into that City Manager?

Mr. Williamson replied we made a request for them to provide us the information and they've become nonresponsive. Their permit has been revoked and they're timeframe for clean-up is three (3) months. That's what they're currently working on. They're very nonchalant about providing any information now that their permit has been revoked.

Commissioner Holmes inquired did you check with Solid Waste or Waste Management to see if there's a surety bond in reference to that property. There are no surety bonds. How can we let them do this without a surety bonds?

Mr. Brandenburg replied they came in and asked the City to allow them to use the thirty (30) acres the City owns by the old waste plant. I prepared documentation for that company that involved two (2) things, one a surety bonds that would require them to post it in an amount allow the City to get the Solid Waste Authority to haul it all out, if they default, and two an environmental bonds that will protect the City. So, that's why they sent and took on another piece of property without me knowing. If they don't clean that up, we are going to fine the property owner and make the property owner do it.

Commissioner Holmes announced I wasn't on that board when they attacked you. I do know a little about surety bonds. Now, we have another problem.

Mayor Babb inquired Isn't the rodents an environmental or health concern. Have they been following up on it?

Mr. Williamson replied the Health Department comes out and do their inspections.

Mr. Brandenburg informed we cited them at the Special Master Hearing with six (6) residents' testimonies and the Special Magistrate determined that the City did not establish a case on that. Half the residents said they had an increase in rodents and the other half said they didn't. There are liens against the private owner for this situation. The private owners going to be stuck with a mess, if these guys walk away and they're stuck with the liens for letting them do it.

Commissioner Walker announced in the defense of the entire Commission, we didn't know anything about that.

Mr. Brandenburg informed I know you didn't, they just came in and was allowed use of land, and got permits.

Commissioner Walker advised staff didn't share that with us. We probably couldn't have prevented that.

Mr. Brandenburg informed staff is required to give permits when someone comes in and applies for a permit. We need to amend the code to make sure that all recycling companies have surety bonds.

**Approval of Amending the Code to require recycling companies to have surety bonds.**

**Motion by Commissioner Walker. Seconded by Commissioner Holmes.**

**Motion carried unanimously.**

Commissioner Holmes announced that Mayor Babb brought to the Commission attention at a previous meeting that the Commission was divided, he was right. I prayed on it and come in to unify. I am saying that I'm going to do all I can on my part to make sure we unify. That's the reason I'm stepping up my game. Sometimes I'm a very excited person and you made a suggestion of making our comments in the workshop, I'm not going to do it. I'm going to do like I always do. For instance, our City Manager has five (5) bosses. One, two, three, four, five; so, how can you take off and we don't know? You suppose to answer to us and if you are not in our City, we should know. I checked my email and everything. I wasn't notified. Can you answer that? Next time, try to be more respectful to me. I do look at my emails sometimes. We will start bonding eventually. Okay everyone have a good night.

Mayor Babb advised the comment you made will have the same impact in the workshop as the regular Commission Meeting. We are trying to prevent that dragging at the end of Commission Meetings. I did say I'm just requesting that and it's not mandatory.

Mr. Williamson informed that morning I woke up and had to go to the dentist, I immediately texted the City Clerk and I thought she relayed the message.

Commissioner Murvin announced we always putting out the negative, let's point out the positive. That's all I have to say.

Commissioner Walker commend Mayor Babb for being involved in the community, I want to let you know it's being noticed.

Mayor Babb thanks everyone for coming.

There being no further business to discuss, Mayor Babb adjourns the meeting at 8:12p.m.

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Keith W. Babb, Jr., Mayor

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ATTEST: Tijauna Warner, City Clerk

# CONSENT AGENDA

## NOTICE

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and he or she 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.



**RESOLUTION 2016 - 29**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF PAHOKEE AND THE ANQUAN BOLDIN FOUNDATION, INC..**

**WHEREAS**, this Agreement is by and between the City of Pahokee (Owner) and the Anquan Boldin Foundation (Contractor); and,

**WHEREAS**, the City has previously entered into an agreement with the Everglades Preparatory School and it is the intention of the parties that the agreement dated March 27, 2016, and any future amendments thereto shall remain in full force and effect and be fully honored by the parties to this Agreement; and,

**WHEREAS**, it is the desire of the City and Contractor that this Agreement shall be interpreted to foster the development, education, and opportunities for the children of the City of Pahokee.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, THAT:**

**Section 1.** The attached Agreement is hereby approved.

**Section 2.** The Mayor is hereby authorized and directed to sign the agreement on behalf of the City of Pahokee.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of August, 2016.

ATTESTED:

\_\_\_\_\_  
Keith W. Babb, Jr., Mayor

\_\_\_\_\_  
Tijauna Warner, City Clerk

APPROVED AS TO LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
Gary M. Brandenburg, City Attorney

Mayor Babb \_\_\_\_\_  
Vice Mayor Hill \_\_\_\_\_  
Commissioner Holmes \_\_\_\_\_  
Commissioner Murvin \_\_\_\_\_  
Commissioner Walker \_\_\_\_\_

**AGREEMENT FOR CONSTRUCTION OF IMPROVEMENTS  
FOR THE PAHOKEE GYMNASIUM, AGREEMENT WITH RESPECT TO  
THE USE OF THE FACILITY, NAMING RIGHTS, CREATION OF MAINTENANCE  
IMPROVEMENT AND REPLACEMENT TRUST, AND DEED RESTRICTION WITH  
RESPECT TO THE PROPERTY**

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**WHEREAS**, the City of Pahokee owns and operates the gymnasium and surrounding properties (the "Property") as depicted on Exhibit "A"; and

**WHEREAS**, the City has previously entered into an agreement with the Everglades Preparatory School and it is the intention of the parties that the agreement dated March 27, 2016, and any future amendments thereto shall remain in full force and effect and be fully honored by the parties to this Agreement; and

**WHEREAS**, it is the desire of the City ("Owner") and Contractor that this Agreement shall be interpreted to foster the development, education, and opportunities for the children of the City of Pahokee.

**THIS AGREEMENT FOR WORK** ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by CITY OF PAHOKEE, FLORIDA, a municipality of the State of Florida ("Owner") and the ANQUAN BOLDIN FOUNDATION, INC., a Florida Not-for-Profit Corporation, (the "Contractor").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Contractor agree as follows:

**A. Donation of Cost of Work.**

(1) Contractor agrees to donate the full cost of the Work as described on Exhibit "B", including any cost over-runs or other expenses of any kind that are associated with the completion of the Work.

(2) Contractor shall manage the Work and make all decisions with respect thereto. All major decisions affecting the scope of work or affecting the use of the facility when completed will be made pursuant to the terms of this Agreement.

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(3) The completion date for the Work is anticipated to be May 2017. Upon completion of the Work, all Work shall become the sole and exclusive property of the City, free and clear of all liens or interest of other parties, except as provided herein.

**B. Rights of Use Upon Completion.**

(1) Contractor shall have the first priority for use of the first floor classroom space for the provision of STEM (Science, Technology, Engineering and Mathematics) After-School Programs and such other programs as the Contractor deems to be in the best interest of the development of opportunities for the children of Pahokee.

(2) City shall have the right to use the First Floor Classroom when not in use by the Contractor.

(3) City shall have first priority for use of the Second Floor Gymnasium for City programs.

(4) The Contractor may use the Second Floor Gymnasium for uses that benefit the development and educational needs of the children of the City of Pahokee, when not in use by the City.

(5) All parties recognize that the priorities for use set forth herein are subordinate to the rights of Everglades Preparatory Academy, Inc.

**C. Maintenance, Repair and Improvement Trust Fund.**

(1) The City and Contractor shall establish a Trust Fund, separate and distinct from all City funds and Contractor funds, called the Pahokee Gymnasium Trust Fund.

(2) The Trustees of the Pahokee Gymnasium Trust Fund ("PGTF") shall consist of two members appointed by the Contractor, two members appointed by the City Commission, and one resident of the City of Pahokee chosen with the consent of the City Commission and the Contractor. Should any Trustee resign or otherwise cannot serve on the PGTF, then the reappointment of an additional Trustee as replacement shall revert to the original party that had the authority to appoint that Trustee. By way of example, if the Trustee appointed solely by the Contractor is no longer able to serve on the PGTF, then only the Contractor shall have the exclusive rights to appoint a replacement Trustee.

(3) No funds shall be expended from the Pahokee Gymnasium Trust Fund without the affirmative vote of at least four (4) trustees.

(4) All funds donated from any source for the maintenance, repair, replacement or improvement to the gymnasium shall be deposited into the PGTF without any deduction thereto.

**D. Naming Rights.**

The Contractor shall have primary responsibility for securing funding for the naming of all portions of the renovated gymnasium, with the consent of the majority of Trustees of the PGTF. All funds derived from naming rights shall immediately, and without any deduction thereto, be placed in the PGTF.

**E. City Duty to Maintain.**

The creation of the PGTF shall not relieve the City from the obligation to provide for and budget for normal everyday maintenance for the gymnasium.

**F. Deed Restriction.**

The City shall execute and record a Deed Restriction in the form set forth on Exhibit "C", which shall impose and restrict the use of the facility as provided in paragraphs B, C, D and E.

**G. The Work.**

(1) Contractor shall perform all of the work (the "Work") set forth in the Scope of Work attached to this Agreement as Exhibit "B" (the "Schedule") at the building owned by Owner at \_\_\_\_\_, Pahokee, Florida, 33476, and commonly known as the "Pahokee Gymnasium". Contractor agrees as follows in connection with the performance of the Work:

a. Contractor, at Contractor's sole cost and expense, will supply all labor, materials and equipment necessary for the full and complete performance of the Work, except as provided in Paragraph 6 below. Without limiting the generality of the foregoing, Contractor, at Contractor's sole cost and expense, shall be responsible for Contractor's employee payroll, general liability insurance, state unemployment compensation, federal unemployment compensation, workers' compensation, FICA, equipment, supplies, supervision, absentee fill-in, general and administrative costs (i.e., costs of preparing payroll, accounting), and miscellaneous benefits (i.e., vacations, sick leave).

(2) Access to Work Areas. Contractor's access to the work area for performance of the Work will be permitted only through approaches and during such hours which will be designated by Owner in writing, and then only in such a manner that Contractor will not unreasonably interfere with any of Owner's operations at the property. Contractor shall, at all times, maintain free and unimpeded ingress and egress at the jobsite. Contractor personnel are not to enter into any areas of the jobsite other than the work areas and areas of designated access. Owner, and its duly authorized representatives and employees, and all duly authorized representatives of

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governmental agencies having jurisdiction over the work area or any part thereof, shall at all reasonable times, for the purpose of determining compliance with the requirements of this Agreement and applicable laws, codes, ordinances, statutes, rules, regulations or permits, have access to the work area and areas of the jobsite used by Contractor.

(3) Time of Performance and Completion. Contractor shall use best efforts to commence Work by 60 days after all permits necessary to perform the Work have been issued. The City shall not charge Building Inspection or any other fees for the permits. Contractor shall use best efforts to complete the Work by June 30, 2017 ("Estimated Date of Completion"). If the Work is not completed by the Estimated Date of Completion, the Contractor shall not be liable to the Owner for any delay damages. The failure to complete the Work by the Estimated Date of Completion is not a breach of this Agreement by the Contractor.

(4) Laws and Regulations. Contractor and its employees and representatives shall at all times comply with all applicable laws, codes, ordinances, statutes, rules or regulations in effect at the time Work is performed under this Agreement.

(5) Code Related Inspections. The Contractor recognizes that the City of Pahokee Planning, Zoning, and Building (PZ&B) is a separate department within City that is charged with the inspection of improvements to real property for code compliance. The Work to be performed by Contractor pursuant to this Agreement may be subject to inspection by PZ&B.

(6) Fees. Owner will not charge building permit fees or inspection fees.

(7) Protection of Work in Progress, Materials and Equipment. Contractor shall be responsible for and shall bear any and all risk of loss or damage to work in progress, all materials delivered to the jobsite, and all materials and equipment involved in the Work until completion and final acceptance of the Work under this Agreement. Excluded from Contractor's responsibility is any loss or damage which results from the sole negligence of the Owner or its representatives.

(8) Protection of Existing Property. Contractor shall perform the Work in a manner so as to not damage any other property at the jobsite. If the City facilities are unreasonably closed, obstructed, damaged or rendered unsafe as a result of Contractor's operations during performance of the Work, Contractor shall, at its expense, make such repairs and/or provide such other measures as are necessary or required for safety and as will be acceptable to Owner.

(9) Inspection, Rejection of Materials, and Workmanship. If any material, equipment or workmanship related to the Work is determined by Owner, either during performance of the Work or upon final inspection for acceptance, to be defective or not complying with the requirements of this Agreement, Owner shall notify Contractor in writing that such material, equipment or workmanship is rejected. Thereupon, Contractor shall, at Contractor's own cost and expense, promptly remove and replace or correct such defective material, equipment or workmanship by making the same comply with all requirements of this Agreement.

(10) Final Inspection and Acceptance. Upon completion of the Work, Contractor shall so notify Owner in writing. Owner shall then inspect the Work to confirm that all Work under the Agreement has been completed in accordance with the requirements of this Agreement. Upon such confirmation, Owner shall notify Contractor in writing of final acceptance of the Work under this Agreement.

(11) Insurance and Indemnification. At Contractor's own cost and expense, Contractor will provide, BEFORE COMMENCEMENT of any Work, and maintain in full force and effect until final acceptance of the Work by Owner, full insurance coverage in a form or forms and with a company or companies satisfactory to Owner, in Owner's sole discretion, covering all Work undertaken by Contractor as follows:

(a) Workmen's Compensation Insurance shall be maintained by Contractor in accordance with applicable Florida Statutes, without exemption therefrom. FLORIDA EXEMPTIONS WILL NOT BE ACCEPTED IN PLACE OF VALID WORKMEN'S COMPENSATION INSURANCE COVERAGE.

(b) General liability insurance with a minimum combined single limit of \$1,000,000 for bodily injuries, death, property damage, etc. resulting from any one occurrence, including coverage for "completed operations". Acceptable ISO Forms include CG2010B 11/85 or CG2026 11/85 or equivalent. Any form that limits coverage to "ongoing operations" or otherwise does not grant additional insured status under the products/completed operations coverage is not acceptable. Such insurance must be primary insurance and non-contributory with any other insurance carried by Owner, must have a broad-form hold-harmless provision, and must include blanket contractual liability insurance covering Contractor's indemnity as hereinafter set forth in this Paragraph 11 and the risks enumerated therein. This insurance policy shall name Owner by endorsement as an additional insured, and such endorsement shall also include "Completed Operations."

(c) Comprehensive automobile liability insurance with a minimum combined single limit of \$500,000 for bodily injury, death and property damage resulting from any one occurrence, including all owned, hired, leased, and non-owned vehicles.

(d) Any and all other insurance coverage required by applicable law.

All certificates of insurance shall provide to the extent obtainable that the policy is not cancelable and may not be materially changed until Owner has received at least thirty (30) days prior written notice thereof from the insurance company. Upon the request of Owner, Contractor shall provide Owner with duplicate copies of all insurance policies containing such coverages or appropriate certificates evidencing such coverages. The amount of insurance contained in any of the aforementioned insurance coverages shall not be construed to be a limitation of the liability on the part of Contractor or any of its subcontractors. Any type of insurance or any increases of limits of liability not described herein which Contractor requires for its own protection or on account of statute shall be its own responsibility and its own expense.

Notwithstanding the foregoing insurance coverages, and to the fullest extent permitted by law, Contractor hereby agrees to indemnify, defend, save, and hold harmless Owner from and against any and all claims, damages, personal injuries and/or deaths,

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liabilities, fines, liens, encumbrances, penalties, losses, and expenses (including, but not limited to, attorneys' fees and costs at all trial and appellate level proceedings and whether or not a lawsuit is commenced), arising out of or resulting from a breach by Contractor of this Agreement and/or performance of the Work by Contractor but only to the extent such claims, damages and/or losses result from or are caused, in whole or in part, by or through any act, omission, or default of Contractor or anyone directly or indirectly employed by Contractor or anyone for whose acts Contractor may be liable. Such liability shall be commensurate with Contractor's proportionate fault. Such indemnity shall not, however, include damages resulting from the negligence or wrongful acts of Owner or any third parties over which Contractor has no control or right of control. This paragraph shall survive the completion of the Work and any earlier termination of this Agreement.

(12) Warranty. Unless otherwise provided elsewhere in the Agreement, all materials incorporated into the Work shall be new and all workmanship shall be in accordance with construction practices reasonably acceptable to Owner. Unless otherwise provided in the Agreement, Contractor warrants equipment, materials, and labor furnished or performed under this Agreement, against defects in design, materials, and workmanship for a period of twelve (12) months from and after Owner's final inspection and acceptance of the Work, regardless of whether the same were furnished or performed by Contractor or by any of Contractor's subcontractors of any tier. Upon receipt of written notice from Owner of any defect in any such equipment, materials, or labor during the applicable warranty period, due to defective design, materials, or workmanship, the affected item or parts thereof shall be promptly redesigned, repaired or replaced by Contractor, at Contractor's sole cost and expense, at such times and in a manner reasonably acceptable to Owner. Contractor shall warrant such redesigned, repaired or replaced work against defective design, materials and workmanship for a period of twelve (12) months from and after the date of acceptance thereof by Owner. Should Contractor fail to promptly make the necessary and requested redesign, repair or replacement, Owner shall have the right to perform or cause to be performed the same at Contractor's expense.

(13) Default. The failure of the Contractor to supply enough properly skilled workers or material, or to make prompt payment to subcontractors or for materials or labor or to obey laws, ordinances, rules, regulations or orders of public agencies having jurisdiction, or to comply in any way with this Agreement, shall be sufficient grounds for the Owner to find the Contractor in substantial default and that sufficient cause exists to terminate the Agreement. If a finding of default is made, the Contractor shall remain responsible for performance of the requirements of this Agreement unless and until Owner terminates the Agreement. Upon a finding of default, Owner shall set a reasonable time within which the Contractor shall eliminate the cause or causes of default. When the basis for finding of default no longer exists, the Owner shall notify the Contractor in writing that the default has been corrected and that the Contractor is no longer in default. If the Contractor fails to correct the default within the time allowed the Owner may terminate the Agreement and the employment of the Contractor by written notice thereof to Contractor. In the event of such termination, Owner may prosecute the Work to completion by contract or by any other means deemed expedient and

Contractor shall be liable for all costs reasonably and necessarily incurred by Owner in the completion of the Work as scheduled.

(14) Notices. Any notices required or desired to be given under this Agreement shall be in writing and delivered personally or delivered by United States mail, certified mail, postage prepaid, return receipt requested, or by overnight courier service, to the parties at their respective addresses as set forth below, or such other addresses as hereinafter indicated by appropriate written notices.

(15) Independent Contractor. Contractor represents that it is fully experienced and properly qualified to perform the Work, and that it is properly licensed, equipped, organized and financed to perform the Work. Contractor shall act as an independent contractor and not as the agent of Owner in performing the Work, maintaining complete control over Contractor's employees and all of its suppliers and subcontractors. Nothing contained in this Agreement or any subcontract awarded by Contractor shall create any contractual relationship between any such supplier or subcontractor and Owner. Contractor shall perform all Work in accordance with its own methods subject to compliance with this Agreement. No provision of this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Agreement.

(16) Governing Law. This Agreement shall be governed by the laws of the State of Florida and venue for any action shall be in Palm Beach County, Florida.

(17) Successors, Assigns and Assignment. Owner and Contractor each binds itself and its successors and assigns in respect to all covenants, agreements and obligations contained in this Agreement. It is agreed that the Contractor shall not assign, transfer, convey or otherwise dispose of this Agreement or its right, title or interest in or to the same or any part thereof. Notwithstanding the foregoing, Contractor shall have the right to subcontract for the Work or portions thereof with subcontractors, laborers, materialmen and/or suppliers, as applicable.

(a) In the event any term or provision of this Agreement be determined by appropriate authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect. In construing this Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular, the use of any gender shall be held to include every other, and all genders, captions and paragraph headings shall be disregarded.

(b) No consent or waiver, express or implied, relating to any breach or default by the other in the performance of any obligation hereunder will be deemed or construed to be a consent to or waiver of any other breach or default by such party.

(c) Time shall be of the essence in the performance of this Agreement.

(18) Jury Trial Waiver. OWNER AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF, UNDER OR IN ANY WAY CONNECTED WITH THIS AGREEMENT AND/OR THE SERVICE PERFORMED OR

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TO BE PERFORMED PURSUANT TO THIS AGREEMENT. This paragraph shall survive the completion of the Work or any earlier termination of this Agreement.

(19) Entire Agreement. This Agreement embodies the entire agreement between Owner and Contractor with respect to the subject matter hereof and supersedes all other writings, oral agreements, or representations. With respect to the subject matter of this Agreement, the parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth in this Agreement. No changes, amendments or modifications of any of the terms or conditions of the Agreement shall be valid unless reduced to writing and signed by both parties.

(20) Office of the Inspector General. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Office of the Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Licensee, its officers, agents, employees and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be in violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 126.69, Florida Statutes, in the same manner as a second degree misdemeanor.

(21) Equal Employment Opportunity. During the performance of this Agreement, the Contractor agrees as follows:

(a) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, disability, sex, age, national origin, ancestry, marital status, sexual orientation, gender identity or expression, familial status, or genetic information. The Contractor will take affirmative action to ensure that applicants and employees are treated during employment without regard to their race, color, religion, disability, sex, age, national origin, ancestry, marital status, sexual orientation, gender identity or expression, familial status, or genetic information. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Owner setting forth provisions of this nondiscrimination clause.

(b) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(c) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be cancelled, terminated or suspended in whole or in part and the

Initials \_\_\_\_\_

Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(d) The Contractor will adhere to all regulations, guidelines, and standards lawfully adopted under the governing statutes.

ATTEST:

CITY CLERK

By: \_\_\_\_\_  
Tijauna Warner

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY

\_\_\_\_\_  
Gary M. Brandenburg, City Attorney

Witness:

\_\_\_\_\_  
(witness signature)

\_\_\_\_\_  
(witness name printed)

\_\_\_\_\_  
(witness signature)

\_\_\_\_\_  
(witness name printed)

OWNER:

CITY OF PAHOKEE, a municipality  
of the State of Florida

By: \_\_\_\_\_  
Keith W. Babb, Jr., Mayor

CONTRACTOR:

ANQUAN BOLDIN FOUNDATION, INC., a  
Florida Not-for-Profit  
Corporation,

By: \_\_\_\_\_

Title: \_\_\_\_\_

Address: P.O. Box 412  
Pahokee, FL 33476

Initials \_\_\_\_\_

EXHIBIT "A"

The "Property"

Initials \_\_\_\_\_

**Exhibit "B"**

**SCOPE OF WORK**

ITEM DESCRIPTION	SCOPE OF WORK	SCOPE DESCRIPTION	ALLIANCE COLOR SPECIFICATION
		ALL ITEMS AS SPECIFIED OR AN APPROVED EQUAL	

Initials \_\_\_\_\_



EXHIBIT "C"

DEED RESTRICTION

Initials \_\_\_\_\_

This instrument prepared by  
and Return to:  
Gary M. Brandenburg, Esq.  
Brandenburg & Associates, P.A.  
11891 U.S. Highway One, Suite 100  
North Palm Beach, FL 33408

---

**RESTRICTIVE COVENANT**

1. This Restrictive Covenant is hereby imposed upon the "Property" described in Exhibit "A", attached hereto, to limit the use of the Property in accordance with the Agreements set forth in Agreement for Construction of Improvements for the Pahokee Gymnasium, Agreement with Respect to the Use of the Facility, Naming Rights, Creation of Maintenance Improvement and Replacement Trust, and Deed Restriction with Respect to the Property, dated \_\_\_\_\_, 2016, and attached hereto as Exhibit "B".
2. The City hereby imposes on the land described in Exhibit "A" a Deed Restriction which shall be a covenant running with the land as follows:

**Terms:** The terms used in this document shall be given the same meaning as those same terms used in Exhibit "B".

A. **Rights of Use Upon Completion.**

- (1) Contractor shall have the first priority for use of the first floor classroom space for the provision of STEM (Science, Technology, Engineering and Mathematics) After-School Programs and such other programs as the Contractor deems to be in the best interest of the development of opportunities for the children of Pahokee.
- (2) City shall have the right to use the First Floor Classroom when not in use by the Contractor.
- (3) City shall have first priority for use of the Second Floor Gymnasium for City programs.

- (4) The Contractor may use the Second Floor Gymnasium for uses that benefit the development and educational needs of the children of the City of Pahokee, when not in use by the City.
- (5) All parties recognize that the priorities for use set forth herein are subordinate to the rights of Everglades Preparatory Academy, Inc.

**B. Maintenance, Repair and Improvement Trust Fund.**

- (1) The City and Contractor shall establish a Trust Fund, separate and distinct from all City funds and Contractor funds, called the Pahokee Gymnasium Trust Fund.
- (2) The Trustees of the Pahokee Gymnasium Trust Fund ("PGTF") shall consist of two members appointed by the Contractor, two members appointed by the City Commission, and one resident of the City of Pahokee chosen with the consent of the City Commission and the Contractor. Should any Trustee resign or otherwise cannot serve on the PGTF, then the reappointment of an additional Trustee as replacement shall revert to the original party that had the authority to appoint that Trustee. By way of example, if the Trustee appointed solely by the Contractor is no longer able to serve on the PGTF, then only the Contractor shall have the exclusive rights to appoint a replacement Trustee.
- (3) No funds shall be expended from the Pahokee Gymnasium Trust Fund without the affirmative vote of at least four (4) trustees.
- (4) All funds donated from any source for the maintenance, repair, replacement or improvement to the gymnasium shall be deposited into the PGTF without any deduction thereto.

**C. Naming Rights.**

The Contractor shall have primary responsibility for securing funding for the naming of all portions of the renovated gymnasium, with the consent of the majority of Trustees of the PGTF. All funds derived from naming rights shall immediately, and without any deduction thereto, be placed in the PGTF.

**D. City Duty to Maintain.**

The creation of the PGTF shall not relieve the City from the obligation to provide for and budget for normal everyday maintenance for the gymnasium.

3. This Restrictive Agreement and Covenant shall run with the land. It shall be for the benefit of, and enforceable by, the parties hereto and no others.
4. Duration: This Restriction and Covenant running with the land shall be in full force and effect for fifty (50) years and however longer, if any, the parties hereto agree to in writing.
5. This Agreement may only be modified in writing, signed by the parties hereto.



6. This document, together with Exhibit "B", is the entire agreement by the parties. There are no other agreements or understandings.

**THIS DEED RETRICTION AND COVENANT** running with the land, executed on \_\_\_\_\_, 2016, is to be recorded in the Public Records of Palm Beach County.

ATTEST:

CITY OF PAHOKEE, a municipality  
of the State of Florida

CITY CLERK

By: \_\_\_\_\_  
Tijauna Warner

By: \_\_\_\_\_  
Keith W. Babb, Jr., Mayor

ORDINANCE NO. 2016-09

AN ORDINANCE OF THE CITY OF PAHOKEE, FLORIDA, PROVIDING FOR THE CITY'S CONTINUING CONSENT TO THE INCLUSION OF THE ENTIRE TERRITORY WITHIN THE CITY OF PAHOKEE'S MUNICIPAL BOUNDARIES INTO PALM BEACH COUNTY'S FIRE/RESCUE MSTU (MUNICIPAL SERVICES TAXING UNIT); PROVIDING FOR INTENT, PURPOSE AND CONSENT; PROVIDING FOR AN EFFECTIVE DATE AND DURATION OF CONSENT; PROVIDING FOR EFFECTIVENESS OF REPEAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CAPTIONS.

**WHEREAS**, pursuant to Section 125.01(1)(q) and (r), Florida Statutes, the Florida Legislature has empowered counties to establish municipal service taxing units ("MSTU's"), whereby a county may levy a tax within the county for certain municipal services, including the provision of fire-rescue services; and

**WHEREAS**, pursuant to Section 125.01(1)(q), Florida Statutes, the Florida Legislature has provided that any municipality or portion thereof may be included in a municipal service taxing unit, provided that municipality adopts an ordinance giving its consent either annually or for a term of years; and

**WHEREAS**, Palm Beach County established an MSTU known as the Fire/Rescue MSTU to provide fire protection, fire rescue, advanced life support (or similar emergency services), code enforcement, and other services necessary and incidental to the purpose for which the MSTU was created; and

**WHEREAS**, the City Commission of the City of Pahokee, Florida, desires to consent to the inclusion of all the territory lying within the municipal boundaries of the City into the County's Fire/Rescue MSTU for fire-rescue and related services within the City, and believes that such inclusion is in the best interest of the health, safety and welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, that:**

**Section 1. Intent, Purpose and Consent.**

It is the intent of this Ordinance to comply with the provisions of Section 125.01(1)(q), Florida Statutes. The City Commission hereby consents to the inclusion of all the territory within the incorporated municipal boundaries of the City of Pahokee, as they may be amended from time to time, within Palm Beach County's Fire Rescue MSTU, which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Palm Beach County. The purpose of the enactment of this Ordinance is to enable the County to provide fire-rescue and related services within the territorial limits of the City of Pahokee, Florida, including but not limited to, the County's enforcement of the Florida Fire Prevention

Code and any Palm Beach County Local Amendments thereto (collectively "Fire Code") and any other applicable law and regulations.

**Section 2. Effective Date and Duration of Consent.**

The provisions of this Ordinance shall become effective December 31, 2015. The City's consent to be included in the County's Fire/Rescue MSTU shall continue for a term of ten years through December 31, 2025, to fund fire-rescue services by the County through ~~September 30, 2025~~ 7:30 a.m. on October 1, 2026; provided, however, that the City's consent and inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through ~~September 30, 2025~~ 7:30 a.m. on October 1, 2026, to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by tax year 2025, including but not limited to the enforcement of the Fire Code and any other applicable laws and regulations.

**Section 3. Effectiveness of Repeal.**

Should the City repeal this ordinance prior to its expiration, the City shall provide written notice to Palm Beach County, by March 1<sup>st</sup> of any given year, of the City's intent to repeal this Ordinance, with said repeal to be effective December 31<sup>st</sup> of the same year. In such case, the City's inclusion in the County's Fire/Rescue MSTU shall terminate on said December 31<sup>st</sup>; provided however, that the City's inclusion in the County's Fire/Rescue MSTU shall be deemed to continue through the following ~~September 30<sup>th</sup>~~ October 1<sup>st</sup> at 7:30 a.m. to the extent necessary to enable the County to provide within the City fire-rescue and related services funded by the final tax year, including, but not limited to the enforcement of the Fire Code and any other applicable laws and regulations.

**Section 4. Ad Valorem Millage Rate Limitation.**

The City acknowledges that by opting into the MSTU, it cannot levy an annual ad valorem millage rate that would exceed the ten (10) mill cap for municipal purposes when combined with the Fire / Rescue MSTU's annual ad valorem millage rate.

**Section 5. Repeal of Laws in Conflict.**

All other ordinances or parts of ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 6. Severability.**

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

**Section 7. Codification.**

The provisions of this Ordinance shall become and be made a part of the code of ordinances of the City of Pahokee, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

**Section 8. Captions.**

The captions, section headings, and section designations used in this Ordinance are intended only for the convenience of users and shall have no effect on the interpretation of the provisions of this Ordinance.

PASSED AND ADOPTED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2016

PASSED AND ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Keith W. Babb, Jr., MAYOR

Attest: \_\_\_\_\_  
Tijauna Warner, CITY CLERK

	First Reading	Second and Final Reading
MAYOR BABB	_____	_____
VICE MAYOR HILL	_____	_____
COMMISSIONER HOLMES	_____	_____
COMMISSIONER MURVIN	_____	_____
COMMISSIONER WALKER	_____	_____

APPROVED AS TO LEGAL SUFFICIENCY

\_\_\_\_\_  
Gary M. Brandenburg, CITY ATTORNEY

**CITY OF PAHOKEE  
BOARDS & COMMITTEES APPLICATION**

NAME: Annie Coore

ADDRESS: \_\_\_\_\_

Home Phone # \_\_\_\_\_ Work# \_\_\_\_\_

Cell Phone # \_\_\_\_\_ Other: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |   |
|--|---|
| <input type="checkbox"/> Code Enforcement Advisory Board | <input checked="" type="checkbox"/> Community Relations Board |
| <input type="checkbox"/> Economic Development Board      | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority       | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) YES

Do you own property within the City? YES

Are you a registered voter? YES

Are you employed by the City? NO

Do you currently serve on any Board or Committee of the City of Pahokee? NO

Are you willing to submit to an attendance policy? YES

Are you familiar with the Florida Sunshine Law? (orientation is provided) YES

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? YES

Have you been convicted of a felony? NO

Brief Resume of your Education and Experience:

I have worked as a nurse at Avante at Lakewood for 19 years, now I drive school bus for Palm Beach County Dist. I have a 12th grad Deplm Science I'm a people person I love people and Pahokee lived here 58 years

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Annie D. Coore  
SIGNATURE

1-4-16  
DATE

**CITY OF PAHOKEE**  
**BOARDS & COMMITTEES APPLICATION**

NAME: Deborah R. Abner

ADDRESS: \_\_\_\_\_

Home Phone # n/a Work# \_\_\_\_\_

Cell Phone # \_\_\_\_\_ Other: n/a

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Code Enforcement Advisory Board | <input checked="" type="checkbox"/> Community Relations Board |
| <input checked="" type="checkbox"/> Economic Development Board      | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority                  | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) Yes

Do you own property within the City? No

Are you a registered voter? Yes

Are you employed by the City? No

Do you currently serve on any Board or Committee of the City of Pahokee? No

Are you willing to submit to an attendance policy? Yes

Are you familiar with the Florida Sunshine Law? (orientation is provided) Yes

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? Yes

Have you been convicted of a felony? Yes

Brief Resume of your Education and Experience: I have applied and received clemency from the state of Florida. I hold an AS degree in Human Services; BS in Behavioral Science; two Masters: Counseling + General Psychology

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Deborah R. Abner  
SIGNATURE

5/5/2016  
DATE

**CITY OF PAHOKEE**  
**BOARDS & COMMITTEES APPLICATION**

NAME: Antanuka Jackson

ADDRESS: \_\_\_\_\_

Home Phone # \_\_\_\_\_ Work# \_\_\_\_\_

Cell Phone # \_\_\_\_\_ Other: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |   |
|--|---|
| <input type="checkbox"/> Code Enforcement Advisory Board       | <input checked="" type="checkbox"/> Community Relations Board |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority             | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) yes

Do you own property within the City? NO

Are you a registered voter? YES

Are you employed by the City? NO

Do you currently serve on any Board or Committee of the City of Pahokee? NO

Are you willing to submit to an attendance policy? YES

Are you familiar with the Florida Sunshine Law? (orientation is provided) YES

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? YES

Have you been convicted of a felony? NO

Brief Resume of your Education and Experience: High School diploma security license, I enjoy living in Pahokee in from Pahokee, and also want to see my city do good

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Antanuka Jackson  
SIGNATURE

5/20/14  
DATE



CITY OF PAHOKEE  
BOARDS & COMMITTEES APPLICATION

NAME: Keina Bohlen

ADDRESS: \_\_\_\_\_

Home Phone # N-A Work# \_\_\_\_\_

Cell Phone # \_\_\_\_\_ Other: N-A

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |  |
|--|--|
| <input type="checkbox"/> Code Enforcement Advisory Board       | <input type="checkbox"/> Community Relations Board                         |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Nuisance Abatement Board                          |
| <input type="checkbox"/> Pahokee Housing Authority             | <input type="checkbox"/> Zoning/Adjustment/Planning Board                  |
| <input type="checkbox"/> Beautification Advisory Board         | <input type="checkbox"/> Education Advisory Board                          |
| <input type="checkbox"/> Parks & Recreation Advisory Board     | <input checked="" type="checkbox"/> Pahokee Community Revitalization Corp. |
| <input type="checkbox"/> Employee Appeal Board                 | <input type="checkbox"/> OTHER _____                                       |

- Are you a Resident of Pahokee? (residency is not required on ALL Boards) Yes
- Do you own property within the City? No
- Are you a registered voter? Yes
- Are you employed by the City? No
- Do you currently serve on any Board or Committee of the City of Pahokee? \_\_\_\_\_
- Are you willing to submit to an attendance policy? Yes
- Are you familiar with the Florida Sunshine Law? (orientation is provided) Yes
- Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? Yes

Brief Resume of your Education and Experience: Executive Director Pahokee Chamber of Commerce, Former Code Enforcement Advisory Board member, on several selection committees for City of Pahokee ie: City Manager Position

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Keina Bohlen  
SIGNATURE

5-23-2016  
DATE



**CITY OF PAHOKEE**  
**BOARDS & COMMITTEES APPLICATION**

NAME: Lettie M Cannon

ADDRESS: \_\_\_\_\_

Home Phone # \_\_\_\_\_ Work# N/A

Cell Phone # \_\_\_\_\_ ther: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |   |
|--|---|
| <input type="checkbox"/> Code Enforcement Advisory Board       | <input checked="" type="checkbox"/> Community Relations Board |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority             | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) \_\_\_\_\_

Do you own property within the City? Yes

Are you a registered voter? Yes

Are you employed by the City? No

Do you currently serve on any Board or Committee of the City of Pahokee? No

Are you willing to submit to an attendance policy? Yes

Are you familiar with the Florida Sunshine Law? (orientation is provided) No

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? Yes

Have you been convicted of a felony? No

Brief Resume of your Education and Experience:  
Il. 33476, Texas College Graduate of Pahokee  
Masters B.S., Nova University

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Lettie M Cannon  
SIGNATURE

May 24, 2016  
DATE

# CITY OF PAHOKEE BOARDS & COMMITTEES APPLICATION

NAME: Thomas B. Murvin

ADDRESS: \_\_\_\_\_

Home Phone # \_\_\_\_\_ Work# \_\_\_\_\_

Cell Phone # \_\_\_\_\_ Other: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |   |
|--|---|
| <input type="checkbox"/> Code Enforcement Advisory Board | <input checked="" type="checkbox"/> Community Relations Board |
| <input type="checkbox"/> Economic Development Board      | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority       | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) Yes

Do you own property within the City? NO

Are you a registered voter? Yes

Are you employed by the City? NO

Do you currently serve on any Board or Committee of the City of Pahokee? NO

Are you willing to submit to an attendance policy? Yes

Are you familiar with the Florida Sunshine Law? (orientation is provided) Yes

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? Yes

Have you been convicted of a felony? NO

Brief Resume of your Education and Experience: High School Diploma, Deacon and Youth Worker, Neighborhood Association Board

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE ~~BOARD/COMMITTEE~~ BOARD/COMMITTEE FOR WHICH I AM APPLYING.

[Signature]  
SIGNATURE

5/24/16  
DATE



CITY OF PAHOKEE  
BOARDS & COMMITTEES APPLICATION

NAME:

*Sanquetta Cowan*

ADDRESS:

Home Phone #

Work#

Cell Phone #

Other:

EMAIL:

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

Code Enforcement Advisory Board

Community Relations Board

Economic Development Board

Nuisance Abatement Board

Pahokee Housing Authority

Zoning/Adjustment/Planning Board

Beautification Advisory Board

Education Advisory Board

Parks & Recreation Advisory Board

Pahokee Community Revitalization Corp.

Employee Appeal Board

OTHER \_\_\_\_\_

Are you a Resident of Pahokee? (residency is not required on ALL Boards)

yes

Do you own property within the City?

yes

Are you a registered voter?

yes

Are you employed by the City?

NO

Do you currently serve on any Board or Committee of the City of Pahokee?

NO

Are you willing to submit to an attendance policy?

yes

Are you familiar with the Florida Sunshine Law? (orientation is provided)

yes

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida?

Brief Resume of your Education and Experience:

yes  
*High in 1989. Bachelor of Science from Palm Beach Atlantic 1999. Graduated from Pahokee*

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

*Sanquetta Cowan*  
SIGNATURE

6/2/16  
DATE

# CITY OF PAHOKEE BOARDS & COMMITTEES APPLICATION

NAME: Patricia Cromartie Wilson  
 ADDRESS: \_\_\_\_\_  
 Home Phone #                      Work#                       
 Cell Phone #                      Other:                       
 EMAIL:                     

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Code Enforcement Advisory Board | <input checked="" type="checkbox"/> Community Relations Board |
| <input type="checkbox"/> Economic Development Board                 | <input type="checkbox"/> Nuisance Abatement Board             |
| <input type="checkbox"/> Pahokee Housing Authority                  | <input type="checkbox"/> Zoning/Adjustment/Planning Board     |

Are you a Resident of Pahokee? (residency is not required on ALL Boards) Yes  
 Do you own property within the City? Yes  
 Are you a registered voter? Yes  
 Are you employed by the City? NO  
 Do you currently serve on any Board or Committee of the City of Pahokee? Yes  
 Are you willing to submit to an attendance policy? Yes  
 Are you familiar with the Florida Sunshine Law? (orientation is provided) Yes  
 Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida? Yes  
 Have you been convicted of a felony? NO

Brief Resume of your Education and Experience:

High School Graduate, Attended Community College, graduate of North Carolina Central University, D.C. Officer, Study Theologian Seminary, Fellow, Boy Scouts, Member of National AACP, National Honor Society, Board Member

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Patricia C. Wilson  
 SIGNATURE

06/30/2016  
 DATE



**CITY OF PAHOKEE  
BOARDS & COMMITTEES APPLICATION**

NAME:

Colin Walkes

ADDRESS:

Home Phone #

Work#

Cell Phone #

Other:

EMAIL:

Email is the most important method by which we communicate. Please provide a current e-address.

Please check the Board or Committee on which you are interested in serving:

- |  |   |
|--|---|
| <input type="checkbox"/> Code Enforcement Advisory Board       | <input checked="" type="checkbox"/> Community Relations Board   |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Nuisance Abatement Board               |
| <input type="checkbox"/> Pahokee Housing Authority             | <input type="checkbox"/> Zoning/Adjustment/Planning Board       |
| <input type="checkbox"/> Beautification Advisory Board         | <input type="checkbox"/> Education Advisory Board               |
| <input type="checkbox"/> Parks & Recreation Advisory Board     | <input type="checkbox"/> Pahokee Community Revitalization Corp. |
| <input type="checkbox"/> Employee Appeal Board                 | <input type="checkbox"/> OTHER _____                            |

Are you a Resident of Pahokee? (residency is not required on ALL Boards)

yes

Do you own property within the City?

yes

Are you a registered voter?

yes

Are you employed by the City?

no

Do you currently serve on any Board or Committee of the City of Pahokee?

no

Are you willing to submit to an attendance policy?

yes

Are you familiar with the Florida Sunshine Law? (orientation is provided)

yes

Will you become acquainted with and abide by all rules and regulations pertaining to the Sunshine and Ethics Laws of Florida?

yes

Brief Resume of your Education and Experience:

former Mayor City of Pahokee  
Coalition Coordinator  
Health STAK Coalition of the Glades

I HEREBY CONFIRM THAT ALL THE INFORMATION FURNISHED BY ME IS TRUE AND ACCURATE AND THAT, TO THE BEST OF MY KNOWLEDGE, I MEET THE CRITERIA FOR SERVING ON THE BOARD/COMMITTEE FOR WHICH I AM APPLYING.

Colin Walkes  
SIGNATURE

7/6/16  
DATE

**CITY OF PAHOKEE  
ETHICS TRAINING POLICY**

**TO:** All City of Pahokee Personnel/Officials

**FROM:** Veronica Bellamy  
Human Resources Director

**DATE:** August 4, 2016

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**PURPOSE:**

The purpose of this policy is to update the previous policy effective February 26, 2013 and to provide clarity to all City of Pahokee (City) personnel regarding specific requirements for ethics training.

**UPDATES:**

This policy is an update of the ethics training policy effective February 26, 2013 and is effective immediately upon issuance. Future updates to this policy will be the responsibility of the Director/Assistant Director of Human Resources (HR). The HR Director/Assistant Director will act as the liaison between the City and the Commission on Ethics (COE). Periodically, the COE may recommend changes, modifications or updates to this ethics training policy.

**POLICY:**

According to the Palm Beach County Code of Ethics (Code) §2-446(a), *Officials and employees shall be informed of their ethical responsibilities at the start of their public service, and shall receive updates and training materials on ethics issues throughout the span of their public service... The county administrator or municipal administrator as applicable shall establish by policy a mandatory training schedule for all officials and employees which shall include mandatory periodic follow-up sessions.* In accordance with these mandates, the following procedure is recommended for adoption by the City Commission.

**PROCEDURE:**

1. All City employees and non-elected officials must take initial Code of Ethics training within sixty (60) days of employment or appointment. Elected officials must take initial and follow-up training within sixty (60) days of taking office upon being elected or reelected. This training requirement may consist of live training by COE staff, on-line training through use of the training video available on the COE website, YouTube, or DVD presentation upon request.
2. As part of the required training, all employees, elected and appointed officials must read the Palm Beach County Code of Ethics. The code is available on the COE website as well as in the *Ethics Pocket Guide*, published by the Commission on Ethics.
3. After initial training, periodic mandatory follow-up training is required of all employees and appointed officials every three (3) years beginning in 2016. The training deadline is July 1<sup>st</sup> and

will have a grace period of ninety (90) days with a specific compliance timeframe of May 1-August 30 of the cycle year. The COE will coordinate with the HR Director/Assistant Director to provide timely and effective follow-up training.

4. After completing training and having read the Code, all officials and employees shall complete an approved acknowledgment form, available on the COE website, <http://www.palmbeachcountyethics.com/forms.htm>, indicating that they attended a live COE training or viewed the appropriate web-video or approved DVD provided by the COE. The training acknowledgment form must be signed by the employee or official and submitted to Human Resources for inclusion in their personnel file.
5. Compliance reviews are for the purpose of achieving maximum policy understanding as well as compliance with the Code of Ethics training mandates as contained in Art. XIII, §2-446. Compliance reviews will be performed on an as needed basis or at the request of the COE. The HR Director/Assistant Director will coordinate all policy and training compliance reviews with the COE.
6. Results of policy and training compliance reviews will be submitted to the City for necessary action and posted to the COE website.
7. The HR Director/Assistant Director will make every effort to accommodate scheduling requests for policy and compliance reviews.
8. COE staff will make every effort to accommodate scheduling requests for training presentations, to include times from 6:00 a.m. to midnight.