



**CITY COMMISSION OF THE CITY OF PAHOKEE
REGULAR COMMISSION MEETING MINUTES
Tuesday, July 28, 2015**

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 28, 2015.

The meeting was called to order by Mayor Walkes at 7:11 p.m.

Official attendance was recorded as follows:

<u>Roll Call:</u>	Mayor Colin Walkes	Present
	Commissioner Allie Biggs	Present
	Commissioner Felisia Hill	Present
	Commissioner Nathaniel Holmes	<i>Via Phone</i>
	Vice Mayor Diane Walker	Present
	City Manager Chandler Williamson	Present
	City Attorney Gary Brandenburg	Present
	Sergeant At Arms Lieutenant Piccolo	Present
	Deputy City Manager Tammy Jackson-Moore	Present

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

-Adopt a Resolution naming Deputy City Manager Tammy Jackson-Moore as the Deputy City Clerk until a Clerk is hired.

Motion by Commissioner Biggs; Seconded by Vice Mayor Walker.

Motion carried unanimously.

-Adopt a Resolution requesting Palm Beach County to support appropriation of funds within the Boating Infrastructure Grant Program for FY16-17.

-Appointment of Juanita Maybin and Deandria Holmes to the Pahokee Housing Authority Board.

Consent Agenda:

Ordinance 2015-03 (Second Reading):

ORDINANCE 2015-03 – AN ORDINANCE OF THE CITY COMMISSION OF PAHOKEE, FLORIDA MODIFYING THE TEXT OF THE COMPREHENSIVE PLAN TO ALLOW FUNERAL PARLORS IN “RESIDENTIAL LOW” FUTURE LAND USE DESIGNATION, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, EFFECTIVE DATE, SEVERABILITY, AND CONFLICT.

ZAP Board Member Patricia Wilson commented that a quorum was not met at the ZAP Board meeting that would have discussed Ordinance 2015-03. Attorney Brandenburg advised that a modification will be made to reflect Ms. Wilson’s comments.

Motion by Vice Mayor Walker; Seconded by Commissioner Biggs.

Motion carried unanimously.

Public Hearing

Resolution 2015-25 (First Reading):

RESOLUTION 2015-25 A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, ADOPTING A PROPOSED TENTATIVE MILLAGE RATE AND ROLLED BACK RATE; FISCAL YEAR 2015-2016; AND SETTING THE DATE, TIME AND PLACE OF PUBLIC HEARINGS TO CONSIDER THE TENTATIVE MILLAGE RATE; AND TENTATIVE BUDGET; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion by Commissioner Biggs; Seconded by Vice Mayor Walker.

Motion carried unanimously.

Proclamation:

1. Pastor Larry White, Shiloh Missionary Baptist Church (see attachment)
2. Pahokee High School Class of 1992 Reunion (see attachment)

Approval of Proclamations:

Motion by Vice Mayor Walker. Second by Commissioner Biggs.

Motion carried unanimously.

Presentations:

1. Palm Beach County Sheriff Department
2. Palm Beach County Fire Station #72
3. Palm Beach County Fire Station #73

(* Plaques have been ordered but not received from the vendor. They will be delivered by Vice Mayor Walker when they are received.)

Report of the Mayor:

Mayor Walkes reported that the City needs to be prepared to do business with outside entities when they seek to do business in the City. He said that the letters sent to the company from China is an invitation to discuss possibilities. He also encouraged residents to get involved in the City by volunteering whenever they can.

Report of the City Manager:

City Manager Williamson

Report of the City Attorney:

City Attorney Brandenburg reported that he is awaiting the court's decision on the Crawford case.

Old Business:

City Clerk position

Commissioners received the resumes of potential candidates for the City Clerk position. The mayor mentioned that only one additional resume was received after the Commission decided to re-advertise the Clerk position with different language in the requirements. Commissioners will interview four candidates. Staff will work with the commission to schedule the interviews within the next week.

New Business

RFP 2015-02 Submittal

City Manager Williamson advised that the RFP for the sale of Pahokee Plaza was let and it only garnered one proposal for the property. The proposal is \$20,000 from Emilio Perez. City Manager Williamson advised that he thinks that that proposal is too low and that a Fair Market Value analysis has been done on the property. He advised that the Fair Market Value for the property is \$80,000.

Mayor Walkes said that Mr. Perez will create 7 jobs and should be allowed to purchase the property for \$20,000 so that the City can begin collected taxes on the property. City Manager Williamson said that he agrees that the City should collect taxes on the property but said he does not agree with selling taxpayer property for less than the fair market value price and definitely not less than the appraised value. He also informed the Commission that the recently-unveiled Glades Regional Master Plan has the Pahokee Plaza listed as prime property for future development in the City. Mayor Walkes said that Mr. Perez should be granted the property for \$20,000 because he is the only bidder and that he gives a lot back to the community.

Commissioner Holmes said that the RFP should have listed a minimum bid when it was let. He said the property has been vacant for too long and the City needed to move forward with the sale. City Manager Williamson advised the Commission that an RFP does not have to include minimum bids because it's not a bidding process – it's a proposal. Vice Mayor Walker asked why the Fair Market Value hadn't been received prior to letting the RFP. Mr. Williamson said that the language of the RFP was already written prior to him becoming employed by the City. He said he obtained the Fair Market Value analysis on the property because as the City Manager, it is his responsibility to ensure that the City receives its fair share in the sale of City properties.

Commissioner Biggs said she's concerned about the sale of the property because the proposal is less than the Fair Market Value for the property.

City Attorney Brandenburg said that the City may not be in a position to sale the property being that grant funds were used to erect a fence at the property. He said if the property is sold, the City may be in a position to have to re-pay those grant funds. Commissioner Biggs instructed the attorney and staff to research the grant for the stipulations placed within the grant.

Commissioner Hill said she thinks the property should not be sold.

Commissioner Biggs asked the attorney if the bid could be rejected and the attorney advised that the commission has that right. Mayor Walkes said he would like to see the City move forward with the sale of the property to Mr. Perez.

Vice Mayor Walker motioned that the Attorney review the stipulations of the grant used to erect the fence at the property. Commissioner Biggs said she would like to reject the RFP.

Commissioner Biggs motioned that the RFP decision be placed on hold until the attorney came back with his findings on the grant; Commissioner Hill seconded the motion.

The motion passed unanimously.

Ordinance re-amending hours for sale of alcohol

City Attorney Brandenburg advised that PBSO asks that the City consider adopting their County's ordinance for the sale of alcohol. The county's ordinance specifically states the sale of alcohol ceases at 1 pm. City Manager Williamson said that as the City continues to partner with the sheriff's office to ensure that the City is safe, adopting the County's ordinance would be beneficial to the community.

Commissioner Holmes stated that this change in hours would hurt businesses in the City that already struggle financially.

Mayor Walkes said thinks that businesses normally have a "last call" for alcohol sales but will still be allowed to remain open until their closing time- but they will not be able to serve alcohol after the time for alcohol sales.

PBSO Lt. Daniel Piccolo stated that the ordinance primarily indicates that night clubs experiencing at least four incidents within the calendar year are required to hire PBSO for security at the establishment. He said a shooting incident that occurred following events at Club CoCos required the sheriff's office to pull resources from other areas to respond.

Mayor Walkes suggested the commission consider a 2 am cut-off for the sale alcohol.

Vice Mayor Walker motioned for a 2 am cut-off for the sale of alcohol; Commissioner Hill seconded the motion.

The motion carried unanimously.

Invitation from the City

Vice President of the Business Development Board Luke Jackson approached to commission to inform that he and the President of the BDB suggest that the City cease communications with Gao Zheng and do not do business with the company. He said he was unable to locate credible information on the company. He said their website is very generic and not professionally done. He said when he accessed the website, the word Viagra appeared. He said he was working with the State to further investigate the company and would provide those findings to the commission.

Mayor Walkes said he sent letters to the Gao Zheng group only to invite them to discuss business opportunities in the City – not to award them business.

Commissioner Biggs said the Mayor alone does not have the authority to invite businesses into the City to do business.

Commissioner Hill asked Attorney Brandenburg was this legal? Attorney Brandenburg said that he advised the Mayor to not write a letter inviting the group. He also instructed staff not write a letter. He told the Mayor that if he wrote

the letter, he would have to bring it to the full commission for approval before presenting the letters to Gao Zheng. Later, he learned that the Mr. presented the letters to the group's representative, Carolyn Kennedy of CPK1 Trucking, Inc. before it was approved by the commission.

Resolution to County Commission to support appropriation of funds within the boating infrastructure grant program for FY15-16.

City Manager Williamson informed the Commission that the grant is for repairs at the Marina.

Motion by Vice Mayor Walker; seconded by Commissioner Biggs.

Motion carried unanimously.

Appointment to the Pahokee Housing Authority Board

Vice Mayor Walker appointed Juanita Maybin to the Pahokee Housing Authority Board. Commissioner Biggs appointed Deandria Holmes to the Board.

Motion by Vice Mayor Walker; Seconded by Commissioner Biggs. Motioned carried 4-1 with Commissioner Holmes abstaining.

Citizen Comments:

Mary Dobrow, citizen, advised that the City should consider hiring a campground host. She said they could live at the campground and be responsible for ensuring that all concerns and dealt with at the Marina. She also asked about the status of Prince Theatre. She said it was supposed to be re-opened and after years, it still has not opened.

Commissioner Biggs instructed Attorney Brandenburg to provide an update on the Prince Theatre at the next commission meeting.

Joann Culbertson, citizen, advised that she would like to know what is going on with the Prince Theatre.

Richard Brown, citizen, advised that the Prince Theatre was supposed to be opened. He stated that he has a problem with the last commission meeting lasting only 18 minutes. He said that he can't possibly believe that the business of the City only took 18 minutes. He said the City should have been preparing following the resignation of the City Clerk. He said it's not right to take the Deputy City Manager and have her work as the Clerk. He also is concerned that the City Manager went on vacation prior to the completion of his probation.

City Manager Williamson said that commission meeting didn't last long because all of the business of the City had been accomplished within the short commission meeting. He said the Clerk's position will be filled soon and the Deputy City Manager will resume her regular duties.

Sarah Perez, business owner, said they had planned to demolish the Prince Theatre but members of the community provided a petition stating they wanted it to remain in the community. She agreed that repairs to the building are needed but they are costly. Ms. Perez said that change in the hours of alcohol sales must be geared at her business because she is the only one in the City that has a liquor license. She said the shooting that occurred happened in the parking lot across the street from her business – not CoCos and she did not appreciate being singled out. She said she and her husband support this community and assist whenever they are asked.

Bobby Covan, citizen, stated that he tried to purchase City property a few years ago and was denied even though his offer was slightly more than the appraised rate. He said he cannot understand the City now wanting to sale City property to an individual proposing less that the appraised rate.

Commissioners Comments:

Commissioner Biggs thanked all for being. She said that she received an email complaint about overgrown grass on an abandoned property. She passed on an invitation from Tracy Willis Santora for elected officials to attend an August 27, 2015 event for former State Representative Addie Green.

Commissioner Hill thanked attendees and wished them a good night.

Commissioner Holmes stated he is on vacation in Tennessee and is enjoying himself.

Vice Mayor Walker invited residents to attend the upcoming Healthier Together community conference. She said she still has concerns about trash pick-up by SWS. She thanked Deputy City Manager Moore for accepting the Deputy Clerk role as well as Nylene Clark for serving as the IT tech. Vice Mayor Walker said she would like to start a Flag Campaign in the City to purchase 100 flags for the City.

Mayor Walkes thanked everyone for coming and participating in the governmental process.

There being no further business to discuss, Mayor Walkes adjourns the meeting at 913 p.m.

Colin O. Walkes, Mayor

ATTEST: Tammy Jackson-Moore Acting Dep. City Clerk