

THE CITY OF WEST PARK
CITY COMMISSION MEETING MINUTES
AUGUST 17, 2016
7:00 p.m.

1. CALL TO ORDER

The **Regular Meeting** of the City Commission of the City of West Park was held in the Commission Chamber, 1965 South State Road 7, West Park, Florida on **Wednesday, August 17, 2016**. Mayor Jones called the meeting to order at 7:00 p.m.

2. ROLL CALL

The city clerk called the roll. The following were present: Mayor Jones, Vice Mayor Mack, and Commissioners Thomas Dorsett, Brian Johnson, and Kristine Judeikis.

Also present were: W. Ajibola Balogun, City Manager; Burnadette Norris-Weeks, City Attorney; Christopher Wallace, Finance Director; Lavelle Jenrette, Assistant to the City Manager; Carol Aubrun, Programs and Services Manager; Wiener Chalvire, Permit and Account Analyst; Debon Campbell, Intergovernmental Affairs Liaison; Dan Millien, Public Works Superintendent; Shelly Eichner, Planning Department; Maritza Prebal, Supervisor of Administrative Services; Gia Lagana, Administrative Assistant; and Alexandra Grant, City Clerk.

3. INVOCATION

Mayor Jones led the invocation.

4. PLEDGE OF ALLEGIANCE

Mayor Jones led the Pledge of Allegiance.

5. PRESENTATIONS

1. Presentation: *Back to School Supplies Giveaway*

Mayor Jones and the Commission members presented *Back to School* backpacks and school supplies to several students from the City's Parks and Recreation program.

2. Presentation: Certificate of Appreciation: *Boys and Girls Club of Tomorrow With Purpose*

Mayor Jones and the Commission members presented a Certificate of Appreciation to Ms. Diane Hall Robinson's organization Boys and Girls Club of Tomorrow With Purpose, in recognition of her efforts to uplift and mentor youth in the community.

3. Presentation: Zika Virus Awareness Update: Dr. Paula Thaqi, Director, Broward Health of

Department

Dr. Paula Thaqi, Director of the Broward Health Department, gave a brief presentation and update on Zika Virus and mosquito abatement and reduction activities.

Commissioner Johnson asked for the number of confirmed Zika cases in Broward County. Dr. Thaqi stated there were 85 travel related cases confirmed in Broward County.

Vice Mayor Mack asked Dr. Thaqi to clarify the means of transmission of the virus. Dr. Thaqi stated the virus can be transmitted via sexual conduct, blood transfusion, from a pregnant woman to the fetus during pregnancy or delivery.

6. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

Mayor Jones opened the public comments portion of the meeting.

Ms. Rhonda Brayboy, 4880 SW 21 Street, asked what steps could be taken to have her father, Robbie Brayboy, recognized as a pioneer of the City, and spoke of his various contributions to the community's development over several decades.

Mayor Jones deferred to the City Manager. Mr. Balogun said Staff would address this request.

Commissioner Dorsett said he had worked along with Mr. Brayboy for many years and was willing to assist with any efforts to recognize him. Mayor Jones said Staff would handle this matter.

Mr. Bill Valentine, owner of AB Pawn and Gun, 2013 South State Road 7, voiced concern about the difficulty customers have accessing the entrance to his store because of construction along 441. He asked whether he could get permission to install temporary banners while construction was ongoing, so people could easily locate the entrance to his store.

Mayor Jones advised that Staff would handle this item.

Ms. Sharnell Jackson, introduced herself and announced her candidacy for the Broward County School Board, District 9 race.

Ms. Monique Seymour Payne, 5042 Pembroke Road, voiced concern about trash in the alleyway behind this property, between Pembroke Road and 18th Street, and whether this could be cleaned. Mayor Jones advised that Staff would look into this.

Ms. Seymour Payne also voiced concern about signs posted on the traffic box on the property which were an eyesore. Mayor Jones said Staff would look into this.

Mayor Jones closed the public comments portion of the meeting.

7. RESOLUTIONS – CONSENT ITEMS

A motion was made by Commissioner Judeikis, and seconded by Commissioner Johnson, to approve the Consent Agenda.

Mayor Jones asked for a roll call vote. In a roll call vote, all voted in favor and the following actions were taken:

- 1. ADOPTED RESOLUTION 2016-84: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, REAPPOINTING DOMINIQUE DUMERVIL TO THE EDUCATION ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE**

2. **ADOPTED RESOLUTION 2016-85:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, SCHEDULING A SPECIAL MEETING OF THE CITY COMMISSION FOR SEPTEMBER 14, 2016; AUTHORIZING THE CITY ADMINISTRATOR TO TAKE NECESSARY AND EXPEDIENT ACTION; PROVIDING FOR AN EFFECTIVE DATE

8. RESOLUTIONS – QUASI-JUDICIAL ITEM: PUBLIC HEARING

The City Clerk read the following resolution title into the record:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PARK, FLORIDA, CONSIDERING PROJECT NO. 06-5644.78, A PETITION FOR SPECIAL EXCEPTION PURSUANT TO CHAPTER 28, ARTICLE II OF THE CITY’S CODE OF ORDINANCES ENTITLED “VARIANCES AND SPECIAL EXCEPTIONS” FOR ALMA INVESTMENTS OF HALLANDALE, LLC LOCATED AT 5711-5721 WEST HALLANDALE BEACH BOULEVARD, WEST PARK, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE
Resolution 2016-86

A motion was made by Commissioner Judeikis, and seconded by Commissioner Johnson, to approve.

The City Clerk swore in the applicant and all present to give testimony on this item. Ms. Norris-Weeks read aloud the rules of the Quasi-Judicial Hearing.

Ms. Shelly Eichner, of the Planning Department, gave a presentation explaining the background on this item. She stated that Staff recommended approval with conditions outlined in the resolution. Ms. Sabrina Singletary, the applicant, agreed to the conditions outlined. Mr. Louis Grant, on behalf of the applicant, agreed to the conditions outlined.

Ms. Norris-Weeks asked the Commission members if there were any ex-parte communications with the applicant. There were Commission members replied no.

Commissioner Johnson asked who determined the hours of operation. Ms. Singletary said she selected these hours.

Commissioner Johnson asked if existing noise ordinances pertaining to amplified sound applied to this establishment. Mr. Balogun replied affirmatively and said this was part of the City Code.

Vice Mayor Mack asked for clarification on the parking conditions.

Ms. Eichner stated the Code requires one space per 200 square foot area; however the site currently had 57 parking spaces which makes it a nonconforming use currently.

Vice Mack asked whether alcohol would be served. Ms. Eichner explained that this would be partially a restaurant with food and alcohol considered accessory uses to a billiard hall; she said as long as they catered and served food on site this was permitted.

Vice Mayor Mack stated that by approving this request, future establishments or clubs that served alcohol might come forward for requests of this nature.

Commissioner Johnson voiced support of this request and said the City needs more businesses.

He pointed out that the Commission can vote Yes or No to future applicants depending on the requests.

Mayor Jones opened the public hearing on this item.
As no one spoke, Mayor Jones closed the public hearing.

Mayor Jones asked for a roll call vote, and the vote was as follows:

Commissioner Johnson	Yes
Commissioner Dorsett	Yes
Commissioner Judeikis	Yes
Vice Mayor Mack	No
Mayor Jones	Yes

(Motion passed 4-1)

9. CITY MANAGER’S REPORT – W. Ajibola Balogun

1. Status/Updates:

i. Charter Review Committee Workshop and Meeting

Mr. Balogun indicated that the agenda packet included documents pertaining to the Charter Review Committee and announced that a meeting was scheduled for Thursday, September 22, 2016 when the City Attorney would give a Sunshine Law and Rules of Procedure workshop to the members.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

ii. Third Round of 2016 Mom and Pop Small Business Grant Program

Mr. Balogun announced that the City was re-issuing the 2016 Mom and Pop Small Business Grant program for a third round as there was still funding left to award two small businesses \$5,000 each if they met the requirements. He stated that effective August 18, 2016, the City would re-advertise the grant process on the City’s website and in the Community Newspaper. He said Staff would bring a recommendation to the Commission at the September 21, 2016 meeting if there were any qualified applicants. He stressed that the Cone of Silence pertaining to this item would begin on August 18, 2016.

Mayor Jones reported that he had received an email alleging that applicants who previously received grants had “sold out”. He stressed this was not the case and said this was a grant the City issued yearly.

(Supplemental materials for this item were submitted and are filed with the records of this

meeting).

iii. Update Regarding Traffic Intrusion Along SW 40 Avenue Per County Line road Development

Mr. Balogun stated that per Chief Brooks of the Police Department, traffic controls were being done along the corridor with citations being issued by the police department. He added that a Notice of Bid Invitation would be advertised on August 30, 2016 for this project.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

iv. Update from Proposed TOC Expansion Workshops

Mr. Balogun deferred to Staff. Ms. Prebal and Mr. Campbell gave a PowerPoint presentation with an update on the progress of the Proposed TOC Expansion workshops and meetings.

Mr. Balogun presented Staff's five alternate options as follows:

1. Do nothing.
2. Do not extend the TOC to the Pembroke Road Corridor
3. Do not extend the TOC to the Pembroke Road Corridor, but keep depth to SW 18th Street only
4. Extend the TOC to Pembroke Road Corridor to only those properties abutting Pembroke Road
5. Extend the TOC to Hallandale Beach Boulevard Corridor and not Pembroke Road

Mr. Balogun said Staff was open to creating a hybrid recommendation from the five options presented.

Mayor Jones opened this item to Public Comments.

Mr. Richard Days, 5232 Pembroke Road, owner of Days Dry Cleaners, read aloud a statement outlining his concern about the impacts of added traffic to businesses along Pembroke Road. He spoke in favor of recommendations that will improve opportunities for the business district along Pembroke Road.

Ms. Gwendolyn Broussard, 4190 SW 19 Street, asked how many more workshops were scheduled on this item before the Commission decided whether to move forward. Mayor Jones said another workshop was scheduled for September. Mr. Balogun stated that if the current proposal had gone smoothly, the initial schedule would have been kept; however, depending on the discussion by the Commission that evening, the schedule may change.

Ms. Annie Anderson, 5251 SW 22 Street, advised that she had submitted a letter in support of the proposed improvements along Pembroke Road as she felt it was in desperate need of growth and improvement. She thanked the Commission for its hard work and dedication to the City.

Ms. Carolyn Hardy, 4400, 4402, and 4430 SW 18 Street, asked that Options 4 and 5 be considered. She also stated she had a proposed Option 6, which was to start with 441 where it is all commercial property, from County Line Road up to Pembroke Road; she also spoke in support of the Option to expand the TOC from Pembroke Road to the alleyways only, and not disrupt the homes of residents on 18th and 19th Streets.

Mayor Jones stressed that the purpose of the workshops was to ascertain what residents wanted and reiterated that no one was forcing any residents from their homes.

Ms. Sharon Brown, 5015 SW 18 Street, voiced concern about her recently built home and suggested that other areas in the City be selected for improvements.

Ms. Sheila Strachan Powell, 5634 SW 20 Street, commented that businesses existed along Pembroke Road with ample parking, yet they were now sitting empty. She asked about the tax implications to residents if businesses opened on Pembroke Road in the future then failed. She also asked if a wall would be erected along 19th Street.

Mayor Jones said the City could not make guarantees but it was necessary to generate potential before anything can happen.

Mr. Philip Seymour, owner of various properties on Pembroke Road, spoke from his point of view as a realtor and investor and said this proposal was a good thing. He voiced concern about the impact to property values of homes.

Commissioner Johnson voiced concern about stories and rumors that were made up and circulated throughout the City following earlier workshops on this proposal. He stated that upon reflection, he felt the main issue of contention in the community was the fact that the Commission had the prior opportunity to participate in the 2005 Charrette process when the TOC Corridor was first being envisioned. Commissioner Johnson said in light of the many concerns raised by the public, he recommended not voting on any of the proposed options. He suggested that the Commission explore the idea of holding a new Charrette process where residents have an option to participate in a 7-day visioning process for the City, with a chance to ask the same questions the Commission was able to ask in their individual meetings with the planners.

Commissioner Dorsett stated he was part of the first Charrette and said he agreed with Commissioner Johnson's recommendation.

Vice Mayor Mack said she felt the fear factor exhibited was because people feared the City would say one thing and do another, and that there was a trust issue involved.

Commissioner Johnson said while the proposal was noble, he believed the process undertaken was flawed as it did not engage the community in the first place.

Mayor Jones stated he was involved in the original Charrette and that 20-25 people maximum had participated, which was not a large number of people. He also pointed out that while this was held 12 years ago, the improvements were just now being started on 441, thereby proving how long this process may take.

Commissioner Judeikis commented that to her understanding, the goal of the proposal was to try and make the land use and zoning code match with what existed and to set a vision for the area many years down the road. She suggested that the public back away from considering the rumors and review this proposal with cooler heads.

A motion was made by Commissioner Johnson, and seconded by Commissioner Dorsett, to modify the current process; to delay any decision on any of the options presented; and to allow for a Charette process that engaged the community where their recommendations would be considered.

Mayor Jones asked for a roll call vote. In a roll call vote, all voted in favor

Vice Mayor Mack asked who would decide who gets to participate in the Charrette. She said it was clear residents were concerned about their properties' long term future.

Commissioner Johnson suggested getting an outside expert who can facilitate the process.

Mayor Jones said before moving forward the City should explore the cost of pursuing such an effort.

Discussion ensued further on this topic.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

v. Broward Boating Improvement Grant Program

Mr. Balogun advised that Staff recently learned about the Broward Boating Improvement Grant opportunity to apply for public funding toward improvements to the Twin Lakes area. He stated that Staff would present this at an upcoming Twin Lakes Water Control District Advisory Board meeting and provide an update to the Commission in the future.

Commissioner Johnson asked if the community said no to the public access requirement of the grant, would the City still apply for the grant.

Mr. Balogun said if they said no Staff would not invest the time in submitting the application and the process would stop.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

vi. Letter from Representative Shevrin Jones requesting to collaborate

Mr. Balogun advised that he had received a letter from State Representative Shevrin Jones requesting that the City host a police and community town hall conversation in September, 2016 with the Commission's partnership and support.

Commissioner Johnson suggested the possibility of hosting and/or merging this meeting with the Miami Gardens HOA meeting scheduled for September 27, 2016.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

vii. Soil Exploration Activities Scheduled - SW 48th Avenue Improvements

Mr. Balogun indicated that he had received an update from FDOT advising of dates when soil boring surveys would be done as part of the SW 48 Avenue improvements.

(Supplemental materials for this item were submitted and are filed with the records of this meeting).

B. Monthly Budget Report: July, 2016: Christopher Wallace, Finance Director

Mr. Wallace presented the July, 2016 Budget Report.

12. NEW BUSINESS

13. FUTURE AGENDA ITEMS

14. FOR THE GOOD OF THE ORDER & COMMISSIONER COMMENTS/ANNOUNCEMENTS

- Mr. Balogun advised that there were free mosquito repellents available for the public.
- Commissioner Dorsett stressed the need for caution with making promises to the community and suggested letting the City Manager attempt to take care of issues concerning the City.

15. ADJOURNMENT

There being no further business to come before this Body, the meeting adjourned at 9:27 p.m.

Respectfully Submitted By:

Alexandra Grant, City Clerk

Approved at the _____ City Commission Meeting

Eric H. Jones, Mayor