CITY OF OPA-LOCKA

"The Great City"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
July 14, 2021
7:00 P.M.

1. CALL TO ORDER:

Mayor Pigatt called the meeting to order at 7:00 p.m. on Wednesday, July 14, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Chris Davis, Commissioner John H. Taylor Jr., Vice Mayor Veronica J. Williams and Mayor Matthew A. Pigatt. Also, in attendance were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores. Commissioner Alvin Burke was not in attendance.

3. INVOCATION:

The Invocation was delivered by Vice Mayor Williams.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

There were none.

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):

City Clerk Flores stated that City Manager Pate requested to defer Agenda Items 15-A-3, 15-A-4, 15-A-5, 15-A-6, and 16-A-2 to the Regular Commission Meeting on July 28th.

Mayor Pigatt pulled Items 13-1 and 13-7 from the Consent Agenda.

It was moved by Commissioner Taylor, seconded by Commissioner Davis to approve the consent agenda.

The motion to approve the Consent Agenda passed by a 4-0 vote.

Commissioner Burke	Not Present
Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Mayor Pigatt	Yes

7. APPROVAL OF AGENDA:

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to approve the Agenda.

There being no discussion, the motion to approve the Agenda passed by a 4-0 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Yes
Mayor Pigatt	Yes

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes – June 9, 2021

It was moved by Commissioner Taylor, seconded by Commissioner Davis to approve the minutes of the Regular Commission Meeting on June 9, 2021.

There being no discussion, the motion passed by a 4-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Yes
Commissioner Taylor	Yes
Mayor Pigatt	Yes

Special Commission Meeting Minutes – June 15, 2021

It was moved by Commissioner Taylor, seconded by Vice Mayor Williams to approve the minutes of the Special Commission Meeting on June 15, 2021.

There being no discussion, the motion passed by a 4-0 vote.

Commissioner Burke	Not Present

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Mayor Pigatt	Yes

9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:

There were none.

10. PUBLIC PRESENTATIONS:

There were none.

11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)

City Clerk Flores announced the protocol for public participation at City Commission meetings. The Clerk also informed the Commission that 1 member of the public registered to address the Commission virtually during Citizens' Forum.

Mayor Pigatt asked City Clerk Flores who the member of the public was that had registered to address the Commission virtually during Citizens' Forum.

City Clerk Flores informed the Commission that Ms. Dorothy Johnson had registered to address the Commission virtually during the Citizens' Forum.

Mayor Pigatt opened the Citizens' Forum and recognized Ms. Dorothy Johnson.

Ms. Dorothy Johnson of 13724 NW 22nd Place corrected her last presentation during Citizens' Forum, stating that the last audit meeting was held on December 4th and not the 28th and that the Audit Committee meeting is called by the Chair of the Committee and not by the City Manager. Ms. Johnson said that she commended the Manager and staff for the recommendation to lower the millage rate, noting that it is the first time she has seen that in 3 decades. She encouraged the Commission to make sure that vendors have proper identification when they are in the area, after reporting that she got into a confrontation with a Comcast contractor who went up one of the polls near her house and had no identification. Ms. Johnson also suggested that the Commission consider planning a multicultural event to be inclusive of diversity. Noting that the business expo came up in the budget meeting, she recalled that Opa-locka used to be a part of the North Dade Chamber of Commerce and said that it could be something sponsored in partnership with the City. She said that she doesn't see a lot of events going on for citizens and added that most people don't know about the events that are going on such as the Police Meet and Greet, adding her suggestion to be more inclusive with marketing deliverables.

Mayor Pigatt stated that the Citizens' Forum was open for those attending the meeting in person.

Toroni Mitchell of 14225 NW 22nd Place stated she was coming back before the Commission to follow-up on the request she made in March, for information on the mortgage assistance program that an elderly family had come to her about. Ms. Mitchell asked if the Commission had gotten any feedback from Miami-Dade County about why residents who submitted applications were not contacted. She also addressed her concerns with tree trimming in the alley behind her home as well as along the Burlington Street canal by Nathan Young Elementary School, stating that the trees don't look like they've been touched.

Juan Santana of 5601 W 10th Avenue in Hialeah identified himself as the Vice President of the non-profit organization Positive Hits Community Service Group and a registered lobbyist. Mr. Santana stated that he wanted to find out if the Commission's liaison was able to message any of them, after he called yesterday.

Mayor Pigatt informed Mr. Santana that the Commission addresses questions at the end of all the presentations made during the Citizens' Forum.

Mr. Juan Santana stated that he has been getting a lot of phone calls from elderly people in Hialeah, complaining about the parties at the Opa-locka Hialeah Flea Market, which he said were going until 4 AM. Mr. Santana said that he and his team are going to start knocking on doors to ask the residents of Opa-locka if they are being affected by the noise. He shared that a lot of the elderly people he deals with don't speak English and are intimidated. Mr. Santana also stated that he tried to join the City's Zoom room during the last meeting but said there might have been a technical issue because he joined 10 minutes before the meeting started, despite him raising his hand several times. He informed the Commission that he was the president of the Salvation Army, having started the food pantry there over 12 years ago. Asking for transparency and accountability from the Commission, Mr. Santana urged them to bring the license holder forward because he said Opa-locka ordinances are being violated.

There being no additional persons to address the Commission, the public input portion of Citizen's Forum was closed.

City Manager Pate recognized that Ms. Toroni Mitchell has brought up tree trimming to the Commission dais before and he stated that the Public Works Director and his department need to be held accountable, to ensure that work done by third-party contractors on behalf of the City, is inspected, to verify that the job was completed. The Manager also said that complaints have been received on multiple occasions about events that occur beyond the curfew time at the Opa-locka/Hialeah Flea Market, and assured Mr. Juan Santana that he will direct the Police Department to shut down all events that occur beyond curfew and issue appropriate citations as necessary, adding that accountability is necessary to ensure that the laws and ordinances are followed, and everybody's peace is respected. He also recommended that the Building & Licensing Department conduct a full review of the license status for businesses operating beyond inappropriate hours. Mr. Pate reported that the Audit Committee would be polled tomorrow to determine their availability for a meeting to go over the audit that was released last Friday, and he advised Ms. Dorothy Johnson that he will be prepared to answer any questions at that time.

Commissioner Davis informed Ms. Toroni Mitchell that the Commission is working through the City Clerk's office to request details on why any applicants were not accepted into the rental assistance program, but he said that Miami-Dade County had thus far responded to the City's public records request, only with an expense report that included numbers but no details on the reasoning that applicants were not accepted.

Commissioner Taylor recalled that Public Works Director Airia Austin had informed the Commission that his department was getting a truck to trim the trees in Opa-locka, and he asked if the trees along the Burlington Street Canal which Ms. Toroni Mitchell shared concerns about, were being cut by a third party, as City Manager Pate had indicated.

City Manager Pate stated that both the Public Works Department and third-party vendors share the responsibility of trimming the trees along the Burlington Street Canal.

Commissioner Taylor asked the Public Works Department to identify areas needing trimming.

City Manager Pate assured Commissioner Taylor that the Public Works Director should be surveying the area to submit a thorough beautification plan for approval, because estimates need to be put into the budget so that work plans can be developed.

Mayor Pigatt assured Ms. Dorothy Johnson that an Audit Committee Meeting would be scheduled as soon as possible to discuss the past and upcoming audits. The Mayor also assured Mr. Juan Santana that the Commission received information from Legislative Aide Randy Grice after Mr. Santana contacted him about the noise complaints coming from the Opa-locka/Hialeah Flea Market, and he stated that the information was forwarded to City Manager Pate's office. He also stated that he looks forward to the Public Works Department maintaining a tree trimming schedule that he noted has been discussed quite a bit by the Commission.

12. ACTION ITEMS (items from consent agenda pull list):

1. (13-1) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND ESTABLISHING A CITY SPECIAL EVENTS LIST FOR THE 2021-2022 FISCAL YEAR AND A BUDGET; ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

Mayor Pigatt asked if there was a motion to discuss Agenda Item 12-1.

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to discuss Agenda Item 12-1.

Mayor Pigatt asked City Manager Pate to introduce Agenda Item 12-1.

City Manager Pate stated that Agenda Item 12-1 proposes a yearly event schedule to be kept by the Parks & Recreation Department and utilized by the Marketing Department, as well as to plan for budgetary purposes for the year. The Manager said that the special events policy requires the Commission to approve a yearly events schedule.

Commissioner Taylor asked City Manager Pate if the Commission can get a definition of the difference between City-wide events and Commission initiatives.

City Manager Pate suggested that the Commission schedule a separate workshop on the entire schedule of events, to define both City sponsored events and Commission sponsored events and remove any ambiguity.

Commissioner Taylor asked if Agenda Item 12-1 would be deferred, or if it would need to be passed based on the events that were already provided by the Commission.

City Manager Pate noted that Agenda Item 12-1 was deferred after being introduced during the Commission's Budget Workshop Meeting, to provide the time needed to clarify the schedule. Acknowledging that additions were made to the schedule today and that the Commission may not have had time to thoroughly review those, he recommended that the item be deferred to the Commission's next Budget Workshop, so that it could be voted on at the July 28th Regular Commission Meeting.

Vice Mayor Williams agreed to have Agenda Item 12-1 deferred until next week so that the Commission can discuss the proposed events calendar.

Mayor Pigatt asked that the events policy that was passed be provided to the Commission at the next meeting, in addition to the definitions of the events.

City Manager Pate requested to have Agenda Item 12-1 deferred and asked City Clerk Flores to provide the Commission with the events policy that they passed.

Mayor Pigatt acknowledged the deferment of Agenda Item 12-1.

2. (13-7) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RATIFYING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF OPA-LOCKA AND GREATER MIAMI SERVICE CORPS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.
Sponsored by City Manager

The above resolution was read by Assistant City Attorney Candice Cobb.

Mayor Pigatt asked if there was a motion to discuss Agenda Item 12-7.

It was moved by Commissioner Davis, seconded by Commissioner Taylor to discuss Agenda Item 12-7.

Mayor Pigatt asked City Manager Pate to introduce Agenda Item 12-7.

City Manager Pate stated that Agenda Item 12-7 is supposed to be co-sponsored by Commissioner Davis and apologized for leaving him off the item. The Manager informed the Commission that the agreement referred to in the item, is part of COVID-19 relief efforts. He reported that the City has $232,000 and change remaining to expend by the end of September of this year and part of the initiative is with the Greater Miami Service Corps. Mr. Pate shared that three activities are being organized, including the building of ramps for the homes of seniors stricken by COVID-19, door-to-door outreach to canvass neighborhoods and ensure people are aware where they can get vaccinations and testing, and employment training at Segal Park for young adults ages 18 - 24. He reported that the City has been having some difficulty recruiting residents to participate in the program and received feedback that young residents did not feel comfortable canvassing or doing other work that required them to cross into areas of the City that include gang territories.

Mayor Pigatt recalled that he had reached out to City Manager Pate's office a few months ago to connect the prison worker release program and the Greater Miami Service Corps so that they could assist in the City's beautification, but he noted that it is not in the item. The Mayor also asked how it was decided, which three areas the Greater Miami Service Corps would work on in the City.

City Manager Pate explained that Opa-locka's work with the Greater Miami Service Corps is segregated into two phases, including the COVID-19 phase that is before the Commission and the second phase that will deal with beautification after the budget is passed. The Manager also said that the programs being proposed were developed through several meetings with Commissioner Davis as the co-sponsor as well as with the Greater Miami Service Corps and City staff. He reminded the Commission that the Haggerty Group, which is administering the CARES Act funding for Miami-Dade County, is strictly enforcing the limited scope for what the funds can be used for. The Manager added that programs were chosen that would allow the monies to be expended quickly because the City has until September 30th to expend the funds.

Mayor Pigatt asked City Manager Pate if the agreement with the Greater Miami Service Corps would exhaust the rest of Opa-locka's funding from the CARES Act.

City Manager Pate informed the Commission that the agreement with the Greater Miami Service Corps expends $121,246 of approximately $232,000 that is left in Opa-locka's CARES Act funding. The Manager stated that the remaining funding will be used for a gift card giveaway in conjunction with a back-to-school drive that is being hosted by Vice Mayor Williams, along with a health drive that will be done the same day. He assured the Commission that those events have been appropriately budgeted out and said he would get a memorandum to the Commission so that they understand where the funds are going to be expended but said that a budget amendment is most likely going to be required. Mr. Pate explained that Agenda Item 12-7 is before the Commission because of the dollar amount and the requirement to enter a contract with the Greater Miami Service Corps, which he said is spending the payroll and would be reimbursed by the City based on the Commission's action.

Mayor Pigatt also asked City Manager Pate how he chose which member of the Commission to discuss the expenditure of Opa-locka's remaining CARES Act funds.

City Manager Pate explained that Commissioner Davis was involved extensively in assisting the City to obtain COVID-19 funding, and the Manager said that the Commissioner made several inquiries, requested multiple meetings and proposed multiple ideas regarding the use of the remaining funding. The Manager noted that multiple meetings were also scheduled with Vice Mayor Williams and Commissioner Taylor, who he said also made inquiries about the use of Opa-locka's remaining COVID-19 funding. He shared that his initial thought process was just to do a gift card giveaway, but he said that the Commission requested that he be more creative with outreach efforts to reinvest the money back into the community. Mr. Pate also thanked Mayor Pigatt for introducing him and his staff to the Greater Miami Service Corps, who he recognized as the perfect pick to use the remainder of the funds.

Vice Mayor Williams stated that the canvassing program being proposed includes the City announcement, and she recognized that seniors and those that don't have social media or email, would need some targeted canvassing. The Vice Mayor also clarified that the gift card giveaway being funded by Opa-locka's remaining CARES Act funding, is an initiative of the entire Commission and City.

City Manager Pate corrected himself and reported to the Commission that the balance remaining of Opa-locka's CARES Act funding is $272,000 and not $232,000. The Manager also assured the Commission that he is open to having his office be more universal, but he stated that he wanted to be clear that his office tries to do things in the best interest of the community and not for an individual member of the Commission.

Commissioner Davis stated that because Opa-locka is the City with the highest poverty rate in Miami-Dade County, the City was at the top of the list to receive the CARES Act funding, thanks to advocacy efforts. The Commissioner acknowledged that the City was very fortunate to receive the $272,000 of funds that were remaining from money that was unspent last calendar year. He also asserted that he doesn't see the programs being put forth as an individual effort, but as a Commission effort because many of the things outlined in the programs are things that the Commission has consensus on.

There being no further discussion on Agenda Item 12-7, the resolution passed by a 4-0 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Yes
Mayor Pigatt	Yes

13. ADMINISTRATION:

CONSENT AGENDA:

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK ON PASCO COUNTY, FLORIDA'S CONTRACT WITH VORTEX INFRASTRUCTURE SERVICES, LLC. FOR QUALIFIED PROFESSIONAL SERVICES FOR MANHOLE REHABILITATION OF WASTEWATER COLLECTION BASINS 4, 5, 7, & 8, IN THE CITY OF OPA LOCKA, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED TWENTY THOUSAND DOLLARS ($220,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK ON THE CITY OF DORAL, FLORIDA'S CONTRACT WITH ENVIROWASTE SERVICES GROUP, INC. FOR CATCH BASIN MAINTENANCE SERVICES RELATED TO THE CITY'S STORM DRAINAGE SYSTEM, IN AN AMOUNT NOT TO EXCEED TWENTY-EIGHT THOUSAND DOLLARS ($28,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK THE CITY OF HOLLYWOOD, FLORIDA'S CONTRACT WITH ENVIROWASTE SERVICES GROUP, INC. FOR QUALIFIED PROFESSIONAL SERVICES TO MAKE REPAIRS ON THE PUMP STATION #8 BASIN WASTEWATER COLLECTION GRAVITY SYSTEM, IN AN AMOUNT NOT TO EXCEED THIRTY-THREE THOUSAND, THREE HUNDRED DOLLARS ($33,300.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EAC CONSULTING, INC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE ENGINEERING DESIGN FOR ROADWAY, WATER DISTRIBUTION AND DRAINAGE RECONSTRUCTION FOR NW 131ST STREET BETWEEN NW 31ST AVENUE & NW 32ND AVENUE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING A RENEWAL OF THE PROFESSIONAL SERVICES AGREEMENT WITH SAPOZNIK INSURANCE & ASSOCIATES, INC, PROVIDING AGENT OF RECORD INSURANCE SERVICES FOR THE CITY OF OPA-LOCKA'S EMPLOYEES BENEFIT PLANS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

8. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY OF OPA-LOCKA TO JOIN WITH THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Attorney*

Vote taken on Consent Agenda items can be viewed under Agenda Item 6 – Approval of the Consent Agenda.

14. NEW ITEMS:

There were none.

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REQUEST FOR THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL MIXED-USE BUILDING LOCATED AT 2050 ALI BABA AVENUE, IDENTIFIED BY FOLIOS 08-2122-003-2140, 08-2122-003-2150, 08-2122-003-2160; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/23/2021**

The above resolution was read by Assistant City Attorney Candice Cobb.

Mayor Pigatt opened the Public Hearing for Agenda Item 15-A-1.

There being no members of the public to address the Commission, Mayor Pigatt closed the public hearing on Agenda Item 15-A-1.

Mayor Pigatt asked City Manager Pate to introduce Agenda Item 15-A-1.

City Manager Pate asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 15-A-1 and the companion item as well.

Planning & Community Development Director Gregory Gay stated that Agenda Items 15-A-1 and 15-A-2 are companion items, including the site plan for a mixed-use development in the Magnolia North community. Mr. Gay informed the Commission that the property where the development is being proposed, is presently zoned as a B-1 district which allows for business office operation but also has a mixed-use overlay which allows for a mixed-use development on the site. He reported that the proposed project was well received by the Planning & Zoning Board when it was originally presented approximately 3 months ago, as an 8-story development with 30 residential units, commercial space on the ground floor and 32 parking spaces. Mr. Gay added that the Planning & Zoning Board did have some concerns relating to parking, as the developer was seeking a parking reduction based on the inclusion of affordable housing. He pointed out that the item was deferred from the last Commission meeting at the request of the developer, as they were in the process of devising a resolution to the parking requirements. Mr. Gay explained that the building envelope remains the same as what was in the Agenda packet, but he informed the Commission that the developer was now proposing that the development would increase the number of residential units from 30 to 38 and would include an automated self-parking parking system for 59 cars that would be slid into a stacked position through a mechanized operation. He added that the developer shifted the proposed retail space on the first floor to office space on the second floor. Mr. Gay informed the Commission that his department's staff reviewed the proposed plans and recommended approval because they believe it is a solution that would meet the parking requirements of Opa-locka's land development code. He added that his department preliminarily calculated that approximately $114,000 will come into the City's coffers from this development's impact fees.

Mayor Pigatt asked Planning & Community Development Director Gregory Gay if the significant changes that he mentioned were made to the development being proposed in Agenda Item 15-A-1, were reflected in the documents that the Commission has.

Planning & Community Development Director Gregory Gay informed the Commission that the information, which was received about a week ago, about the changing of the parking configuration for the development being proposed in Agenda Item 15-A-1, should have been submitted, but he said that he did not know if the additional information that was received today, is before the Commission.

Mayor Pigatt asked City Clerk Flores if the changes to the development being proposed in Agenda Item 15-A-1, which were discussed by Planning & Community Development Director Gregory Gay, are included in the Agenda Item that the Commission is trying to pass.

City Clerk Flores stated that she worked with one of Planning & Community Development Director Gregory Gay's staff members to include in the Agenda, the information submitted as of last week about the development being proposed in Agenda Item 15-A-1, but that the information that was submitted today was not included.

City Manager Pate stated that based on his review of the information, the only changes to the development being proposed in Agenda Item 15-A-1, were the color coding of various items, and he asserted that he did not feel they were material in nature to affect the passage of the item. The Manager said that there were no plan changes. He added that he believed there may have been some parking changes with a reduction of 2 parking spots, and a reduction of units from 42 to 38.

Planning & Community Development Director Gregory Gay stated that the information on the development being proposed in Agenda Item 15-A-1 that is in the documentation the Commission received, had 43 units that were going to be within the area that included the space which is now being looked upon for office use. Mr. Gay said that the configuration of the automated parking system pretty much stayed the same, going from 62 to 59 spaces after some value engineering to make sure that the parking operation would work. He reported that the proposed development still meets Opa-locka's requirements.

Mayor Pigatt pointed out that the staff report of the Planning & Advisory Board included in the Agenda Packet, states that Land Development Regulation 86-8 requires 1.5 parking spaces per 2-bedroom unit, 2 parking spaces per 3-bedroom unit and 1 parking space per 500 square feet of retail space. Noting that the information the Commission has in front of them, for the development being proposed in Agenda Item 15-A-1, includes 30 units, the Mayor asked Planning & Community Development Director Gregory Gay how the proposal to move the development up to 38 units and 59 spaces complies with Opa-locka's regulations.

Planning & Community Development Director Gregory Gay explained that the number of parking spaces increased because of the additional 2-bedroom units that were added to the development being proposed in Agenda Item 15-A-1. Mr. Gay also pointed out that because it is a mixed-use development, the project meets Opa-locka's parking requirements under a shared program where a portion of the parking can be utilized to service the office space during the peak hours when the office is open, and he said that those spaces will also be available for the use by residents during non-peak operations.

Mayor Pigatt stated that the documents the Commission has are not lining up with what Planning & Community Development Director Gregory Gay is saying about the development being proposed in Agenda Item 15-A-1. The Mayor also expressed concern about the development being the tallest building in the City of Opa-locka.

Planning & Community Development Director Gregory Gay stated that presently, the tallest building in Opa-locka is aa 6 story senior housing structure and that the development being proposed in Agenda Item 15-A-1 would be an 8-story structure.

Mayor Pigatt asked how the development being proposed in Agenda Item 15-A-1, being over the 6-story limit, complies with Opa-locka's laws.

Planning & Community Development Director Gregory Gay pointed out that the mixed-use overlay allows for structures up to 150 feet tall if it is not within the Federal Aviation Administration's guidelines. Mr. Gay said that because the location for the development being proposed in Agenda Item 15-A-1 is close to Opa-locka's eastern city limits, there is a greater opportunity to go vertical.

Mayor Pigatt asked City Attorney Norris-Weeks whether the Commission would be passing Agenda Item 15-A-1 based upon the documents in the Agenda Packet or upon what was presented by Planning & Community Development Director Gregory Gay.

City Attorney Norris-Weeks stated that she is not completely aware of what the Commission is looking at, but that if it doesn't comport with what Planning & Community Development Director Gregory Gay is saying, then something needs to be given to the Commission so that they understand what they are voting on. The City Attorney asserted that what the Commission is voting on in Agenda Item 15-A-1, should be consistent with what Mr. Gay is presenting and what they have in front of them.

Mayor Pigatt noted that the information in front of the Commission states in two places that the development being proposed in Agenda Item 15-A-1 doesn't comply with Opa-locka's regulations. The Mayor expressed being uncomfortable voting on the item until he sees legitimate documentation and justification on whether the development complies with the City's code.

City Manager Pate asked Planning & Community Development Director Gregory Gay if the site plan that was emailed today about 5 hours ago, substantially changed the information on Agenda Item 15-A-1, that was received in the Agenda Packet on Friday.

Planning & Community Development Director Gregory Gay stated that the document that was received today reduced the number of units included in the development being proposed in Agenda Item 15-A-1, and slightly reduced the number of parking spaces. He said that the development went from 43 units to 38 units and from 62 parking spaces to 59 parking spaces.

City Manager Pate requested that Agenda Item 15-A-1 be deferred until the next Commission Meeting, so that the Commission will have the appropriate documentation within their Agenda packet to vote properly.

Vice Mayor Williams noted that despite City Manager Pate requesting the deferment of Agenda Item 15-A-1, she said that she knows it is going to come back before the Commission. The Vice Mayor stated that the proposed development gave her pause because of the parking situation, pointing out that most families have merged, and more residents have multiple cars in their residence. She asserted that she is totally against flooding that section of the Magnolia North community with cars and stressed that the developer must fix it in their proposal.

Commissioner Davis asked Planning & Community Development Director Gregory Gay to speak on the traffic study that was done for the development being proposed in Agenda Item 15-A-1, and he also asked for a report on the comments and concerns from residents and businesses that were provided on the petition that was circulated.

Planning & Community Development Director Gregory Gay informed the Commission that because the development being proposed in Agenda Item 15-A-1 is the largest scale development to occur in the area and his department felt it is going to have a significant impact to the movement of traffic within the community, the developer was required to complete the traffic study. Mr. Gay also reported that the petitions circulated among residents and businesses had some people expressing concerns about having a structure of the proposed size in the area. He offered assurances that because it is on a commercial street, Opa-locka's code provides the opportunity for the development.

Commissioner Davis asked if Opa-locka's zoning code allows for a special exception to create a process for parking.

Planning & Community Development Director Gregory Gay explained that what is allowed within Opa-locka's code is to have a parking reduction or to address parking from a different perspective, whether it be alternative modes of transportation, including being close to a bus way or bicycle route, as well as pedestrian use.

Commissioner Davis acknowledged that his Commission colleagues probably share his frustrations about the development being proposed in Agenda Item 15-A-1 and asked if it would be possible to have the entity provide a presentation.

Planning & Community Development Director Gregory Gay said that he believed the entity applying for the development being proposed in Agenda Item 15-A-1, was at the Commission Meeting.

Commissioner Davis clarified that perhaps the presentation would not be provided now by the entity applying for the development being proposed in Agenda Item 15-A-1, because the item was being deferred.

Planning & Community Development Director Gregory Gay confirmed that he can have a presentation take place later, from the entity applying for the development being proposed in Agenda Item 15-A-1.

City Manager Pate advised that based on the concerns he is listening to from the Commission, he suggested scheduling a meeting prior to the item going back before the Commission. The Manager stated that the meeting should include him, Planning & Community Development Director Gregory Gay and the entity applying for the development being proposed in Agenda Item 15-A-1. Noting that there are a lot of moving parts that may be a little bit complicated, Mr. Pate said he does not want to push the item to the July 28th Regular Commission Meeting and not have it pass, so he asked Mr. Gay if he wanted to defer it to the next Commission Meeting or if he preferred to move it to August.

Mayor Pigatt pointed out that the City Commission doesn't meet in August.

Planning & Community Development Director Gregory Gay noted that Agenda Item 15-A-1 would have to be deferred either to the next Regular Commission Meeting on July 28th or it would have to wait until September, and he asked if it would be possible for him to confer quickly with the developer or if the Commission would like for him to respond later.

City Manager Pate pointed out that the date to which Agenda Item 15-A-1 was being deferred needed to be announced at the Commission Meeting so that it would not have to be re-advertised, and he asked Mayor Pigatt if Planning & Community Development Director Gregory Gay could confer with the developer.

Mayor Pigatt confirmed that the Commission would grant Planning & Community Development Director Gregory Gay a moment to confer with the entity applying for the development being proposed in Agenda Item 15-A-1.

Planning & Community Development Director Gregory Gay confirmed that the entity applying for the development being proposed in Agenda Item 15-A-1, concurred with the deferral of the item to the next Regular Commission Meeting on July 28th.

City Manager Pate recommended the deferral of both Agenda Item 15-A-1 and 15-A-2 to the next Regular Commission Meeting on July 28th.

Commissioner Taylor asked for the entity applying for the development being proposed in Agenda Item 15-A-1, to focus on the parking issue when they bring the item back to the Commission, because he thinks it is what he and all his colleagues are having an issue with. The Commissioner raised concerns about the developer adding residential and office units, asking where the vehicles coming for the office space would park, if nobody leaves their home on a specific day.

Planning & Community Development Director Gregory Gay informed the Commission that the entity applying for the development being proposed in Agenda Item 15-A-1, had a presentation that was going to be a part of the discussion on the item at the Commission Meeting, but assured them that it can be brought back before them.

Mayor Pigatt confirmed that Agenda Item 15-A-1 was being deferred until the Regular Commission Meeting on July 28th.

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL MIXED-USE BUILDING LOCATED AT 2050 ALI BABA AVENUE, IDENTIFIED BY FOLIOS 08-2122-003-2140, 08-2122-003-2150, AND 08-2122-003-2160; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/23/2021**

Agenda Item 15-A-2 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th.

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020, 08-2128-002-0030, 08-2128-002-0040, 08-2128-002-0050, 08-2128-002-0060, 08-2128-002-0090, 08-2128-004-0380, AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/09/2021**

Agenda Item 15-A-3 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th, as noted under Agenda Item 6, APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions).

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A VARIANCE REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020, 08-2128-002-0030, 08-2128-002-0040, 08-2128-002-0050, 08-2128-002-0060, 08-2128-002-0090, 08-2128-004-0380, AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/09/2021**

Agenda Item 15-A-4 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th, as noted under Agenda Item 6, APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions).

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TENTATIVE PLAT REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020, 08-2128- 002-0030, 08-2128-002-0040, 08-2128-002-0050, 08-2128-002-0060, 08-2128-002-0090, 08-2128-004-0380, AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/09/2021**

Agenda Item 15-A-5 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th, as noted under Agenda Item 6, APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions).

6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF

A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020, 08-2128-002-0030, 08- 2128-002-0040, 08-2128-002-0050, 08-2128-002-0060, 08-2128-002-0090, 08-2128-004-0380, AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 06/09/2021**

Agenda Item 15-A-6 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th, as noted under Agenda Item 6, APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions).

A. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

1, AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH SFSE LLC. TO OCCUPY SPACE AT 780 FISHERMAN STREET; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; CONFLICTS OF LAW, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

Mayor Pigatt opened the Public Hearing for Agenda Item 16-A-1.

There being no members of the public to address the Commission, Mayor Pigatt closed the public hearing on Agenda Item 16-A-1.

It was moved by Commissioner Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-1.

Mayor Pigatt asked City Manager Pate to introduce Agenda Item 16-A-1.

City Manager Pate thanked South Florida School of Excellence for being in Opa-locka's Town Center One building, as a good renter and providing outstanding service to the community in the academic arena. The Manager informed the Commission that South Florida School of Excellence wants to expand their footprint in the building effective August 1st, increasing the $132,000 a year they currently pay in rent to about $238,000. He reminded the Commission that Town Center One is draining the City of its general fund because it's not sustaining itself, and he acknowledged that some members of the Commission want to ensure that a property manager is in place before there is any further leasing in the building. Pointing out that the property manager request for proposals is being re-advertised, he asserted that everything the Commission has requested is in process and asked the Commission to consider the lease and pass Agenda Item 16-A-1.

Mayor Pigatt expressed concern about the Opa-locka Police Department operating on the same floor as the South Florida School of Excellence, and he asked how it was being addressed in consideration of the proposed expansion of the number of children coming in while the police are bringing criminals into the building.

City Manager Pate explained that the proposed expansion of the South Florida School of Excellence would be on the 2nd floor of Opa-locka's Town Center One building, and not on the 3rd floor where the Police Department is located. The Manager stated that Police Officers do not go onto the 2nd floor unless they're summoned there. He also reminded the Commission that the relocation of the Police Department is being explored based on the grant that was received from the State of Florida and shared that a temporary relocation to the 1st floor is also being considered.

Mayor Pigatt asked what the timeline was for the temporary relocation of the Police Department.

City Manager Pate stated that prior to the funds from the State of Florida being approved, there were already plans in place to relocate the Police Department to the first floor of Opa-locka's Town Center One, and he said that once the architectural drawings are returned, a cost estimate will be presented to the Commission for approval. The Manager informed the Commission that it would take six months from the moment of receipt of the architectural drawings, because he said the design will be for a law enforcement area where the Police can hold prisoners and perform their day-to-day operations. He added that it would be prudent for the Police Department to be on the 1st floor, to give them easy access especially if they're dealing with prisoners, in addition to the ability for the Police to assist with the security in the building, which would present a possible cost savings without further need for a security guard.

Mayor Pigatt applauded South Florida School of Excellence for the work they do, stating that they live up to the excellence in their name, but he said that he is unable to support Agenda Item 16-A-1 because he is uncomfortable with expanding the number of kids in the building while the status of where the Police Department will be is unclear. The Mayor also stated that he is unable to support the item because the 99 findings included making sure that Town Center One is operating at its best use, with the recommendation to hire a property manager, and he asserted that entering more contracts without that, does not align with the 99 findings.

Commissioner Davis recalled that in the past, tax penalties were imposed on rental income from the Town Center One space. The Commissioner noted that the big push for a property manager was to establish a structure where each individual tenant would be responsible for the tax on their property, taking the burden off the City. He asked City Manager Pate to speak to any ways of dealing with that issue.

City Manager Pate stated that the City has made a significant push to establish a property manager for Opa-locka's Town Center One building. The Manager said that the tax penalties will be in place regardless of whether the Commission approves or denies Agenda Item 16-A-1. He informed the Commission that he has had extensive conversations with the South Florida School of Excellence, and he said that they are willing to increase the rent paid to the City between the approval of the first reading of the item and the second reading, to incorporate the tax penalties. Mr. Pate asserted that he doesn't feel that it is the school's responsibility to absorb the tax penalty because he said it is a result of a municipal error, but he stated that because they're good servants and want to be in the City, they are willing to absorb the penalty within their rent.

Mayor Pigatt asked why there is a tax penalty, which tenants contribute to that penalty and what the cost is to the City of Opa-locka.

City Manager Pate stated that he doesn't have the exact cost to the City in front of him, but he said that it is in the hundreds of thousands of dollars. The Manager explained that the tax penalty is being imposed because the City is allowing South Florida School of Excellence to rent their space in the building as a for-profit entity. He characterized that as a municipal issue because the last City Manager allowed the contract to be entered into without making the Commission aware that it would cause Opa-locka to lose its tax-exempt status and thus the entire Town Center One building is being taxed. Mr. Pate said that the way to resolve the issue with the tax penalty would be to make each unit at Town Center One a condominium and have each taxed individually, but he lamented that it would take a massive process because an architect would need to measure each unit out and submit plans to the Miami-Dade County Property Appraiser to have each unit broken down by percentages and provided with a specific tax rate, so that only for-profit entities would be taxed and not the entire building.

Mayor Pigatt asked what profit margin Opa-locka was getting from the contract with South Florida School of Excellence, considering that it is the only for-profit entity in the Town Center One Building and as a result, the City must pay a couple hundred thousand dollars in tax penalties for the whole building.

City Manager Pate stated that the new lease being proposed for South Florida School of Excellence, represents an increase of over $100,000 in revenue which he said offsets the amount that Opa-locka is paying in taxes and because the increase in their footprint in the building will not affect how much the City is charged in tax penalties, he added that the money would go to the Opa-locka Town Center One negative equity. He suggested that the tax penalty amount could be added to the lease, calculated based on square footage, but asserted that it is not South Florida School of Excellence that caused this, but rather it was the City that caused it, stressing that the damage has been done and that the City is in damage remediation mode. Mr. Pate also stressed that he thinks it would be irresponsible for the City to give up a $100,000 profit because of technicalities, stating that he is not going to evict them because he does not feel they should go anywhere based on their outstanding service.

Vice Mayor Williams stated that when you enter into an agreement, the terms need to be met regardless of whether the City should have entered into that agreement, and she asserted that she will not kick anyone out that's doing anything positive for the youth. Acknowledging that City Manager Pate stated that the proposed rent increase for South Florida School of Excellence would cover Opa-locka's tax penalty bill, the Vice Mayor said she wanted to make clear that it's technically not revenue.

City Manager Pate clarified that the rent money paid by the South Florida School of Excellence is considered positive revenue and is not necessarily earmarked to go towards Opa-locka's tax bill, adding that how the revenue is distributed is determined during the budget process.

Vice Mayor Williams asked if the only way for the tax penalty to go away, is for the South Florida School of Excellence lease to not be renewed.

City Manager Pate explained that South Florida School of Excellence has a current lease that's going to expire and that if the Commission decided not to renew it, proper notice would need to be provided. The Manager stated that not renewing the lease could resolve the tax penalty issue within some months but said that the City may not see the residuals until a year from now because the change would be made within the current tax year. Mr. Pate asserted that he is recommending that the lease be extended, which is why it is on the Commission's agenda.

Vice Mayor Williams asserted that if the Commission is not going to evict South Florida School of Excellence from the Opa-locka Town Center One building to solve the tax penalty issue, then she is okay with them operating in an increased capacity that will build their program. The Vice Mayor also asked if City Manager Pate had a conversation with the Police Department about the expansion of the school's footprint in the building.

City Manager Pate informed the Commission that since his first day, he has ensured that the Police Department adheres to appropriate protocols so that Officers have the least possible contact with students. The Manager stated that there will be no extended contact between the students and law enforcement other than when the kids go in and out of the building's front door in the morning, but he pointed out that most of the time, the students have an escort with them and asserted that he doesn't see an issue.

Commissioner Taylor piggybacked on Vice Mayor Williams comments, and he acknowledged that if the City didn't allow South Florida School of Excellence to be at Opa-locka's Town Center One, the tax bill and mortgage will still be there. The Commissioner agreed with City Manager Pate that throwing away the money from the proposed increase in rent would be irresponsible. He asked if it was a private or charter school and if what was being proposed was an additional lease to the one they already have.

City Manager Pate stated that South Florida School of Excellence is a private school, and he informed the Commission that his office is in conversations to determine if they can obtain non-profit status to assist the City with the tax penalty issue. The Manager also said that the school's lease is about to expire, and the proposal included in Agenda Item 16-A-1 would expand the lease to include both sections at Opa-locka's Town Center One.

With no further discussion, the ordinance passed its first reading by a 3-1 vote.

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Mayor Pigatt	No

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A REQUEST FROM AMDI USA, INC. TO CLOSE, VACATE AND ABANDON A PORTION OF NW 130TH STREET BETWEEN NW 30TH AVENUE AND NW 30TH COURT AND A PORTION OF NW 30TH COURT BETWEEN NW 130TH STREET AND NW 131ST STREET FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020, 08-2128-002-0030, 08-2128-002-0040, 08-2128-002-0050, 08-2128-002-0060, 08-2128-002-0090, 08-2128-004-0380, AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.
Sponsored by City Manager **Deferred from RCM 06/09/2021**

Agenda Item 16-A-2 was deferred by City Manager Pate until the Regular Commission Meeting on July 28th, as noted under Agenda Item 6, APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions).

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

C. RESOLUTION(S)/PUBLIC HEARING:

17. CITY MANAGER'S REPORT:

Mayor Pigatt asked City Manager Pate to deliver a report to the Commission.

City Manager Pate stated that he wanted to defer his report because his staff is still working on the report but assured the Commission that they will get a thorough report at the next meeting. The

Manager reminded the Commission about the Budget Workshop next week which will include a discussion about the special events policy and calendar, so that proper marketing estimates can be calculated. He recommended that the budget be reviewed thoroughly and that any input on changes be provided before it comes up for approval at the July 28th Regular Commission Meeting and then goes to the State of Florida, reminding the Commission that the budget must be submitted to the state a month early so that they have time to review and approve it. Mr. Pate recalled that Mayor Pigatt inquired about the budget increase for the Police Department, and the Manager informed the Commission that he is working on a report to explain and justify the increases to the budget. He pointed out that all City departments made budgetary requests, and he said that he believed he abided by most of the requests, including staff expansions and additional resources. The Manager shared that he asks himself what each of the Commission members would do when he decides, because he said he takes pride in doing his job and does not want to be ridiculed. He informed the Commission that a retreat is being planned outside of the City, so that the Commission and City Department Directors can have hard conversations with a facilitator, because he believes they're needed. Recalling that he always speaks of making decisions on behalf of Team Opa-locka, he stated that excellent strides are being made to move the City forward. The Manager acknowledged that Opa-locka received a clean audit on Friday and informed the Commission that he is negotiating with the State of Florida so that the City can come out of its financial emergency with another 3 clean audits. He recognized that some look at the date that Opa-locka got into the financial emergency, but the Manager said that the City did not progress financially until last year and any evaluation of progress needs to be done from that point forward. Mr. Pate also stated that he has 2 contract negotiations going on at the same time for union contracts that have been expired for over 10 years without any collective bargaining agreements or raises. He shared that he got grief from the union last year when everybody's salary that was under $30,000 was raised, because the union said the Manager didn't bargain for it, despite it being something positive for the staff. The Manager reported that a strategic plan is coming before the Commission to set his goals and the Director's goals, based on their priorities. He also said that he is holding Public Works Director Airia Austin accountable daily regarding the City's beautification, and he shared that he has anxiety about flooding when it rains hard. The Manager informed the Commission that there has not been any flooding in the area near Glorieta Gardens Apartments since the City started working with them. He assured residents in other areas of the City that the engineer is done with the plan to deal with flooding and that the Commission just needs to set a workshop date, to have the engineer present the plan. Pointing out that the City is about to receive approximately $6 million, he reported that he is getting inquiries about where the money is going to go because vendors and non-profits want to support the City and recommended that the Commission schedule a Workshop to tell the Manager how to spend the money. The Manager went on to suggest that all the funds go into infrastructure except for 5% of the funds that would go into other stuff, and he said that he has Public Works Director Austin working on getting projects to be shovel ready to resolve flooding as quickly as possible. He reported that a temporary fix will be made to Cairo Lane in the next 2 weeks by paving the street to resolve flooding and pothole issues, and he said that it will be brought before the Commission to ratify the $245,000 needed, that the State of Florida already said they would approve as an expedited request. Lamenting that business owners on Cairo Lane are yelling at him every day by email and on the phone because they are not able to pass down the street with vehicles sunk in the puddles and that the Police are unable to go down the street as well, he stressed that it is a safety issue. The Manager said that he is willing to take guidance, input and criticisms provided by the Commission, but asked that he and his Staff be treated as human beings with respect and dignity. He added that he is proud of all his Staff and Directors, acknowledging that they are not perfect but asserting that they do their best to do their job and he is inspired by the work they do. Mr. Pate shared that he has had a lot of life changes over the last week and is rethinking his life, and he said he just wants to be positive on behalf of residents and move life forward because tomorrow is not guaranteed.

Mayor Pigatt opened the floor for any questions the Commission had for City Manager Pate.

Commissioner Taylor apologized to City Manager Pate's Staff if any of them feel that the Commission has disrespected them in any way, offering assurances that it is not the intent as they try to move the City forward. The Commissioner also asked if legislation was needed to bring back the scholarship initiative, which he recalled was taken out of the budget because the State of Florida said that the money was not spent.

City Manager Pate stated that legislation is not needed to restart the scholarship program and suggested that it would be a good discussion to have during the Budget Workshop. The Manager reminded the Commission that in the past, there were issues with participation and tracking people down when they re-enroll in college. He proposed to have the Human Resources Department work on a process to make it better.

Commissioner Taylor also reported that a lot of residents are complaining about the football and cheerleading optimist teams not having uniforms and asked if it was something the City can help with in this budget year.

City Manager Pate reported that the Parks & Recreation Department is already working on it with Ms. Shamecca Lawson, stating that the City has no problem providing uniforms for the football and cheerleading optimist teams in this budget year. The Manager added that because he believed it would be less than $1,000, his office would have the discretion to do it if it is the will of the Commission.

Vice Mayor Williams asked if the providing of sports team uniforms is something that cities typically pay for, or if those optimist programs generally go to outside entities for an in-kind donation.

City Manager Pate stated that typically optimist programs can get their uniforms through business sponsorships, but he lamented that because it is so late in the season, it is not possible and thus the

City is going to flip the bill for it. The Manager expressed his hope that the Parks & Recreation Department will engage with Opa-locka's businesses through events like the business summit that Mayor Pigatt wants to have. Mr. Pate stated that when he talks to businesses, not one of them has told him they're not willing to support the City. He reminded the Commission that Opa-locka is a little bit over 50% commercial and industrial and said that sometimes those stakeholders are forgotten, despite them paying most of the taxes. Manager Pate expressed his love for Opa-locka's residents but urged the Commission to do more to acknowledge the business owners in the City.

Commissioner Davis suggested that as part of the strategic planning session that is scheduled in the fall, the comp plan, potential of annexation and the wish list items that have been put forward, should be reviewed. The Commissioner pointed out that the recommendation for updating the comp plan is every 5 to 7 years and he noted that the 7th year is being approached.

City Manager Pate asked Legislative Aide Randy Grice to send out an email requesting the subjects that the Commission wants to discuss during the strategic planning session. The Manager also suggested that Opa-locka's code and charter also be reviewed as part of the strategic planning session, pointing out that the charter review process is about to begin.

Mayor Pigatt said that it was good to hear that long overdue action was being taken on Cairo Lane, and that the work in the Glorieta Gardens Apartments area has been effective. The Mayor then asked for an update on the City's stormwater master plan.

City Manager Pate asked Public Works Director Airia Austin to provide an update on the stormwater master plan, stating that he knows the plan is done and that they are waiting on a date to make the presentation.

Public Works Director Airia Austin informed the Commission that the stormwater master plan is scheduled to be presented at the Regular Commission Meeting on July 28th and will detail a partial list of priorities for the Commission to provide their feedback on, including how to proceed and move forward with bids for construction.

Mayor Pigatt asked if there were any updates on the rehabilitation of Opa-locka's Historic City Hall.

Public Works Director Airia Austin informed the Commission that the study for the Opa-locka Historic City Hall project is still in its infancy. Mr. Austin reminded the Commission that an onsite evaluation of the structural integrity was completed, and he said that all the calculations are being made for the final recommendation to proceed with the construction of the facility.

Vice Mayor Williams thanked City Manager Pate for assisting members of the Commission who have stepped up to try to initiate change and gave him a shout out for all that he is doing to move the City of Opa-locka forward.

City Manager Pate thanked Vice Mayor Williams and Commissioner Taylor for their comments and assured the Commission that he does not do his work for acknowledgement but because he has a passion for municipal government. Mr. Pate stated that even though he doesn't necessarily stay in Opa-locka, he feels he has incorporated himself as a member of the Opa-locka family by taking calls on a 24-hour basis, from residents who have his direct contact number. The Manager said that Opa-locka is a different animal than anything he's ever dealt with in his whole municipal career. He assured the Commission that when they come to him about an issue with a department, that he is very vigorous and aggressive with his Staff, making the appropriate adjustments if they're wrong and moving forward. Manager Pate recalled that comments have been made by the Commission about City staff members not being residents of Opa-locka, and he stressed that the staff knows the struggles that residents have and are committed to them because the Manager holds them accountable.

18. OFFICIAL BOARD REPORTS:

There were none.

19. FUTURE AGENDA ITEMS:

Vice Mayor Williams proposed that the City of Opa-locka acknowledge September 21st as World Alzheimer's Day. The Vice Mayor shared that her grandmother passed from that disease, and she added that she knows what being a caretaker to someone with Alzheimer's is like. She expressed her hope that something can be done on that day or at some point during World Alzheimer's Month, specifically with seniors.

Mayor Pigatt asked if Vice Mayor Williams was proposing a proclamation from the Commission for the acknowledgement of World Alzheimer's Day.

City Manager Pate recommended that the Commission issue a proclamation for the acknowledgement of World Alzheimer's Day.

Mayor Pigatt stated that the Commission can issue a proclamation as well as a resolution for the acknowledgement of World Alzheimer's Day.

It was moved by Vice Mayor Williams, seconded by Commissioner Davis, to include the proposal for the acknowledgement of September 21st as World Alzheimer's Day, as an item on a future Commission Agenda.

There being no further discussion, the motion passed by a 4-0 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present

Commissioner Davis	Yes
Mayor Pigatt	Yes

City Manager Pate informed the Commission that he will be nominating Corion DeLaine to be the new Manager of the Community Redevelopment Agency. The Manager said that the nomination will be on the agenda for the upcoming Community Redevelopment Agency Meeting. He said that the current Manager of the Community Redevelopment Agency, Mr. Gregory Gay will still be participating as a consultant to assist with the transition. Mr. Pate shared that Mr. DeLaine keeps him motivated regarding economic development and moving the City forward and he added that he had to beg him to stay in Opa-locka because the change is needed to rejuvenate the agency. Manager Pate thanked Mr. Gay for his years of effort and progress and shared his respect for him, adding that he wanted to relieve him of his responsibilities with the agency because he is about to get expanded responsibilities. The Manager concluded by sharing that he considers all his Directors family, in a personal and sincere way.

20. MAYOR/COMMISSION REPORTS:

Commissioner Davis reported that on Monday, July 12th he sponsored the Walking One Stop Initiative at the Cordoba Courts Apartments, which he said is one of the City's high crime areas. The Commissioner explained that the event brought resources directly to the doorsteps of residents, from local nonprofits and Miami-Dade County, to provide services from Career Source in addition to expungements, as well as utility and mortgage assistance. He also recognized that City Staff and the Police Department were very instrumental in putting the initiative forward, including the Human Resources Department which he said was on hand getting information about jobs out to the community. Commissioner Davis said he is looking forward to continuing the initiative to combat gun violence and crime in the community. He also informed the Commission that the Anti-gun Violence March and Rally is going to be on Saturday, July 17th from 10 AM - 4 PM at Sherbondy Park, describing it as a family fun day with food from local restaurants, local performances and special invited guests, to get the community out in an anti-violence spirit.

Vice Mayor Williams commended the Police Department, the Commission and everyone who attended the Meet & Greet with the Police Chief on Saturday. The Vice Mayor also commended Commissioner Davis because she heard how great the Walking One Stop Initiative was, and she suggested that it needs to be something that happens every year in addition to the Meet & Greet with the Police.

Mayor Pigatt thanked all those involved in moving the City forward, including the City Manager and the Commission, especially Commissioner Davis for the Walking One Stop Initiative and all the Police Officers and Staff who came out to make the event on Saturday great. The Mayor recognized Congresswoman Frederica Wilson for her advocacy to secure funding for Opa-locka through the American Rescue Plan Act, acknowledging that it was a long process that mayors across the nation and members of Congress were working on to make sure that Opa-locka got funding, to take care of its infrastructure. He added that he is happy to see the work that President Biden and the new Congress is doing to make sure that cities are taken care of. The Mayor also informed his colleagues on the Commission that a meeting was requested with Miami-Dade County Mayor Daniella Levine Cava's Chief of Community Affairs, to review Opa-locka's Parks & Recreation programs, including the cultural and after school services for the youth, as part of a plan to partner with the County to provide more services in the City. He also pointed out that today marked a year since the last Financial Oversight Board Meeting, and he is requesting that the Chief Inspector General and the Board provide a joint Workshop or meeting to provide an analysis of where the City is in terms of the five-year recovery plan. Mayor Pigatt concluded by giving a shout out to the "I Am Opa-locka" signs that are going up across the City, recognizing that they look nice.

City Manager Pate informed the Commission that the Financial Oversight Board was waiting for the audit to be approved, and he offered assurances that the 10-day notification for their next meeting should go out either Friday or Monday.

21. OFFICIAL BOARD APPOINTMENTS:

There were none.

Mayor Pigatt asked City Manager Pate if more publicity could be done for Opa-locka's official Board appointments, noting that there are quite a few that are available.

City Manager Pate informed the Commission that he has worked with City Clerk Flores and Public Relations Consultant Jessica Modkins on a social media plan to promote Opa-locka's Board appointments. The Manager reminded the Commission that they can appoint residents they know to some of the Board vacancies. He said that he understands why people are hesitant about participating but asserted that he thinks it is important. Mr. Pate also recommended that the Commission members' seats on the Community Redevelopment Agency should be provided to residents, so that there can be a separation of duties. He said that the Community Redevelopment Agency is being taken to a different level by pushing economic development, and he pointed out that if an agreement is proposed between the Community Redevelopment Agency and the City, then the Commission would vote for the same thing on both the Community Redevelopment Agency and at the Commission Meetings. The Manager acknowledged that nothing legal says that the members of the Commission must appoint residents to the Community Redevelopment Agency, but he thinks they need to go out and really push the appointments.

22. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Taylor, seconded by Vice Mayor Williams to adjourn the meeting at 9:18 p.m.

Matthew A. Pigatt
Mayor

Attest:

Joanna Flores

Joanna Flores, CMC
City Clerk