CITY OF OPA-LOCKA

"The Great City"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
January 12, 2022
7:00 P.M.

1. CALL TO ORDER:

Mayor Williams called the meeting to order at 7:07 p.m. on Wednesday, January 12, 2022 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Sherelean Bass, Commissioner Chris Davis, Vice Mayor John H. Taylor Jr., and Mayor Vanessa J. Williams. Also, in attendance were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks and City Clerk Joanna Flores. Commissioner Audrey Dominguez joined the Commission on the dais immediately following her swearing-in.

3. INVOCATION:

The Invocation was delivered by Vice Mayor Taylor.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Audrey Dominguez was sworn-in as a member of the City Commission and delivered remarks reflecting on her appointment.

Mayor Williams invited Commissioner Audrey Dominguez to join her and the members of the Commission, on the dais.

Human Resource Department Director Kierra Ward presented the Star of Excellence Recognition to officers of the Opa-locka Police Department including Officer Stanley Jean-Francois, Officer Marie Noel-Fenelon, Detective Bradley Saint-Aime, Officer Ivis Bustillo and Officer Huguette Dumeus.

Mayor Williams congratulated the Police Officers who received the Star of Excellence Award.

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

Mayor Williams pulled Item 13-7 from the Consent Agenda.

Vice Mayor Taylor pulled Item 13-6 from the Consent Agenda.

Vote taken on Consent Agenda items can be viewed under Agenda Item 12 - Action Items.

7. APPROVAL OF AGENDA:

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

There being no discussion, the motion to approve the Agenda passed by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

8. APPROVAL OF MINUTES:

Virtual Workshop Meeting Minutes – April 21, 2021

It was moved by Commissioner Davis, seconded by Vice Mayor Taylor to approve the minutes of the **Virtual Workshop Meeting Minutes – April 21, 2021**.

There being no discussion, the motion to approve the minutes passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Dominguez	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

Regular Commission Meeting Minutes – December 8, 2021

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the minutes of the **Regular Commission Meeting Minutes – December 8, 2021**.

There being no discussion, the motion to approve the minutes passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Mayor Williams	Yes

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

There was none.

10. PUBLIC PRESENTATIONS:

There were none.

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

City Clerk Joanna Flores announced the protocol for public participation at City Commission meetings.

Mayor Williams opened the Citizens' Forum.

Mr. Lamar Cruse of 13831 NW 24th Avenue expressed concerns about the cleaning of the City's alleyways, stating that he brought up the issue months ago and suggested that a team from within Opa-locka be hired to clean them because he said they would save a lot of money and the trash is being left in the alleyways when they are cleaned.

Ms. Dottie Johnson of 13724 NW 22nd Place congratulated Commissioner Dominguez and thanked Vice Mayor Taylor for checking on her. Ms. Johnson expressed concerns about the salaries for low-level City Employees and the news about the Police Department. She urged the Commission to do the right thing and said that her prayer is that all corruption in the City is unveiled.

Ms. Sandra Collado of 301 Bahman Avenue congratulated Commissioner Dominguez. Ms. Collado expressed her opinion that each of the Commissioners over the past 50 years have done nothing for the City.

Mayor Williams reminded Ms. Sandra Collado of the Commission's decorum policy that all members of the public must adhere to.

Ms. Sandra Collado concluded her comments by stating that she prays every day to see something new, because she sees the City looking like junk, with nothing for the children and garbage everywhere at the park and urged the Commission to do their best for the City.

Natasha Ervin of 670 Dunad Avenue thanked everybody who supported the toy drive, expressing that it was the hardest year because she always had Commissioner Burke with her as an organizer of the drive for years, in addition to not getting as many donations as usual. Ms. Ervin shared that she had not been satisfied with the number of bikes they had, and that City Clerk Joanna Flores came through with many Bikes, which she felt was Burke still working in the City. She informed the Commission that business owners like Mr. Vega and Commissioner Burke's Department of Corrections retirement team gave checks as well, and that the photographer and Santa were Commissioner Burke's friends. Ms. Ervin added that she is also concerned about the Police Department. She concluded her comments by stating that she is tired of defending Opa-locka against people that don't know the City, and that she wants the City to be all it can be, offering her help as well as the help of the Booster Club.

There being no additional members of the public to address the Commission, Mayor Williams closed the Citizen's Forum.

City Manager Pate acknowledged that traditionally the Commission makes comments before the City Manager but asked if he could be allowed to make comments first.

Mayor Williams asked the members of the Commission if they would be okay with City Manager Pate's request to make comments first and based on the acknowledgement from the Commission, she recognized the Manager.

City Manager Pate wished everybody a Happy New Year and thanked those who made comments during the public forum. The City Manager said that for the year 2022, he would like to have more people make public comments and shared that he had a very long conversation with Mayor Williams last week about the public coming to meetings and voicing their concerns to drive change in the decisions made by the dais and the Manager. He suggested that more workshops should be scheduled with more engagements and said that he is planning to schedule a town hall with the Mayor to get the public to come out and make comments about what they want to see in the City. Mr. Pate said that he strives every day to be the best Manager he can be but said that he is only successful with the input of the public, the support of his Staff, engagement from Directors and most importantly, input from the Commission who he said he works for daily to make Opa-locka the best city possible. He thanked Mr. Lamar Cruse for speaking on the alleyways and stated that the request for proposals for the cleaning of the alleyways, is in the process of being rejected with a new bid being put out shortly, because only one company submitted a proposal and that it was not agreed on by the State of Florida. Mr. Pate asserted that the debris should be picked up and disposed of by the company, and not left for the Public Works Department to do. He also said that he is proud of the hires within the Public Works Department to address those matters, acknowledging that more needs to be done. City Manager Pate pointed out that the City is currently engaged in negotiations with both the American Federation of State, County and Municipal Employees and the Police Benevolent Association. He offered assurances that once the contracts are ratified, salaries will be increased, and appropriate bonuses will be given. Mr. Pate said that the contracts had not been addressed for 10 years and that it was both the City's fault because there was no way to negotiate with the turnover in City Managers, and he also said it is the Union's fault because they should have filed a lawsuit for unfair labor practices to force the negotiations. City Manager Pate made a distinction between corruption and wrongdoing, offering assurances that any corruption in the City is being appropriately addressed and takes time, and that the wrongdoing of personnel is being addressed appropriately. He stated that the Police Department has a very strong Chief, overseeing the process to take all disciplinary actions. Mr. Pate said that he has always held employees accountable for their actions, adding that he has terminated more employees since he has been Manager, than in the past. He also stated that regardless of the bad press Opa-locka gets, the City is moving forward and said he thinks it's essential that the positive things going on in the City, be promoted this year, including the roads that have been paved, the sidewalks that have been installed, the lighting that has been done in Ingram Park. City Manager Pate noted all that has been accomplished in the 2 years he's been in Opa-locka and said that more is going to be done in 2022. Recognizing the City's Staff as strong, and stating that stronger Staff is being hired, he said that the issues are being addressed and that Opa-locka is going to be made a better place. Lamenting that the City is haunted by the past, he stressed that if the past is held onto, the City cannot move into the future. Mr. Pate also shared that he will release an annual report in the next 2 weeks and that a mailer will be going out to all residents, including a performance document on the accomplishments of the City over the past 2 years. City Manager Pate expressed his feeling that the City has an outstanding dais that moves the City forward. He offered assurances that any concern brought to him is addressed immediately but pointed out that he can't address it if he doesn't know, encouraging everyone to come to him to address their issues. Mr. Pate urged members of the public and the dais to address concerns about the Police Department to Police Chief Dennis Jackson, stating that he is going to be Chief for a very long time and needs to know what he needs to do to move the agency forward. City Manager Pate thanked Chief Jackson for doing an excellent job, for supporting him as Manager and for supporting the City. He noted that the City had 2 toy drives, with one being sponsored by Vice Mayor Taylor and Teen Up-ward Bound while the other one was sponsored by the Optimist Booster Club and Commissioner Burke's friends and family. Mr. Pate said that last year was the first year during which the City donated significant funds to the toy drive to ensure that there were enough toys for all the kids in the City, and he offered assurances that the City will move forward with providing those funds to make sure that the toy drives are even more successful. City Manager Pate concluded by stating that he thinks that in the new year, it is significant that he speaks on these things directly and head-on.

City Attorney Burnadette Norris-Weeks stated that she thinks Mr. Pate was speaking freely, but that she wanted to make sure it was on the record that she does not believe there is a legal basis for an unfair labor practice grievance from the Unions, so that what was said is in no way used against the City.

Commissioner Dominguez addressed Mr. Lamar Cruse's comments regarding the alleyways, stating that this week her neighbor brought to her attention the junk in the alleyway including a metal shoe rack, headboard, car bumper and bath stand. The Commissioner stated that she didn't have a chance to report it, and that her neighbor found someone to take the garbage, but she asserted that it is something that the City needs to check out.

Commissioner Davis echoed the remarks made by Commissioner Dominguez, sharing that he has had some of the same issues with the cleaning of the alleyways at his house. The Commissioner said he knows it is on City Manager Pate's radar but asked to ensure that the proper procedures are in place so that residents are not put at a disadvantage when the alleyways are cleaned.

Commissioner Bass shared that she sometimes takes walks around the City, and said that one Saturday she noticed the trash, but also noticed alleyways that were nice and clean, adding that they're not all nasty and dirty. The Commissioner concluded by stating that she will not dignify the next comment that was made, with an answer.

Vice Mayor Taylor echoed the sentiments of his colleagues and said that they want beautification to be at the forefront, to make sure that the City is clean and remains clean because residents want to have pride about where they live.

Mayor Williams stated that there seems to have been an uptick of garbage in the neighborhood, acknowledging that the Public Works Department is working diligently to clean as much as they can with the County. The Mayor also recognized that the illegal dumping legislation is taking a while because of the budget, and that City Staff has been on break, but said that it is imperative for the members of the Commission as residents and all residents to say something if they see something so that it can be fixed because she said it is out of control. Mayor Williams concluded by noting that Commissioner Bass didn't want to dignify the comments that were made with an answer, but she said that everyone on the Commission has been doing a spectacular job and offered assurances that they are going to continue to move forward. She said that despite being hit, she acknowledged that like Ms. Ervin said, all they can do is continue to shine a positive light on the City.

City Manager Pate pointed out that the City has an application on iPhone and Android titled "Build Better Opa-locka - See Click Fix" where issues can be reported and pictures can be uploaded, to be sent to the appropriate department and addressed. The City Manager also informed the Commission that he and Assistant City Manager George Ellis drive around and put miles on their vehicles each week as they drive the City to look at areas of concern and try to address what's going on in the City. He pointed out that the City Staff is just coming out of a holiday, with Miami-Dade County and Miami Gardens being 3 weeks behind on bulky trash pickup, in addition to the new COVID variant that is hitting everybody's staff, stating that there is going to be some lag in responsiveness but that it is the priority to address those areas. Mr. Pate acknowledged that Commissioner Dominguez sent him several pictures of areas of concern that he said are being addressed and suggested that residents and Commissioners do the same through the application.

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

It was moved by Commissioner Davis, seconded by Vice Mayor Taylor to approve the Consent Agenda (agenda items 13-1, 13-2, 13-3, 13-4 and 13-5).

There being no discussion, the motion to approve the Consent Agenda passed by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

1. **[13-6] A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PARTICIPATE IN THE MIAMI-DADE COUNTY ACQUIRED STRUCTURES PROGRAM AND ENTER INTO AN AGREEMENT WITH MIAMI-DADE FIRE RESCUE DEPARTMENT FOR SAME; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

   The above resolution was read by City Attorney Burnadette Norris-Weeks.

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

   City Manager Pate asked Public Works Director Airia Austin to introduce Agenda Item 12-1.

Public Works Director Airia Austin stated that since the Police facility has been designated for demolition, the Fire Department would like to utilize it to perform non-destructive training in the interior in addition to some training on the exterior. Mr. Austin informed the Commission that a member of the Miami-Dade County Fire Department is available to provide them with insight on what will be transpiring at the facility.

Mr. John DiBlasi, Battalion Chief from the Miami-Dade County Fire Rescue Department explained that they got word that the old Police building is going to be demolished and that the Acquired Structure Program that he has been working on for the last 2 years, has them working with larger developers and the County, looking for buildings slated to be demolished, to give the personnel from the Fire Department, hands-on training that they can't get in their training facility. He said that despite having a state-of-the-art training facility with props that teach the basics on how to break open doors and windows, as well as cut holes, training in buildings that are going to be demolished will give them the experience needed to provide better and safer service to the public as well as keep the men and women of the Fire Department safer in their day-to-day activities.

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

Vice Mayor Taylor stated that he welcomes the partnership between the City and the Miami-Dade County Fire Department but said that he was a little confused because if someone gets hurt, nobody has an answer for who is responsible, considering that the building is deemed an unsafe structure and is scheduled to be demolished.

Miami-Dade County Fire Rescue Department Senior Legal Liaison, Ms. Flora Seff stated that the County is responsible if someone gets hurt.

Vice Mayor Taylor asked if there was any liability on the City at all.

Ms. Flora Seff stated that there is no liability on the City at all.

Vice Mayor Taylor asked if there will be paperwork to show that the County is responsible if someone gets hurt and there is no liability on the City.

City Attorney Norris-Weeks stated that the way the contract provided by the Miami-Dade County Fire Department reads, it is not clear that it's the County that is responsible. The City Attorney said that it is her understanding from her conversations with the Fire Department's council, that the contract provided was a standard one used by the County that has been approved and could not be changed. She said that while she can't speak for the Manager, she believes he thought the liability would be low because it's going to be a demolished structure anyway.

Ms. Flora Seff informed the Commission that she worked with the Assistant County Attorney on the contract provided and added that the program is being used throughout the County, as well as by different Fire Departments in the State of Florida and throughout the country. She assured the Commission that the intent was that if anything happened to any of the Miami-Dade County Fire Department employees while they were in the process of training in a structure, they would be covered by the Fire Department's workers compensation insurance, despite the standard hold harmless indemnification clause in County contracts. Pointing out that the program had to get the approval of the Miami-Dade Board of County Commissioners, she said that any change in the contract would have to go back before the board. She also shared that 10 different structures including homes and multi-story buildings have participated in the program and none of them asked them to do anything and nobody was injured.

Battalion Chief John DiBlasi pointed out that the contract being put forth also states that the Miami-Dade County Fire Rescue Department is self-insured and will provide workman's compensation for their employees, should somebody be injured while training within the property that's going to be demolished.

Mayor Williams asked if workman's compensation insurance will cover the City if something happens and someone wants to sue.

City Attorney Norris-Weeks acknowledged that the liability is probably very low, but that the contract is designed to ensure full protection because something could happen, and she noted that the contract being put forth stipulates that the City is completely liable if anything happens on the site while the Miami-Dade County Fire Rescue is training. The City Attorney suggested that if the intent is different, it can be considered by the Miami-Dade Board of County Commissioners before it comes back to the Opa-locka Commission.

Ms. Flora Seff expressed concerns that it would probably take at least 6 months to get any change to the contract, before the Miami-Dade Board of County Commissioners, and that she believes the permitting process has already begun for the building's demolition.

Vice Mayor Taylor asked if the resolution proposed in Agenda Item 12-1 can be amended to add language stipulating that the City will not be held liable if sued and Miami-Dade County would take full responsibility.

City Attorney Norris-Weeks explained that the resolution proposed in Agenda Item 12-1 could not be amended to remove liability from the City, because the contract that the Miami-Dade County Fire Rescue Department is willing to enter into, says the opposite.

City Manager Pate stated that the permit is already in place for the demolition of the property, there is very low liability for any injury, and asked for the Commission's support of the resolution proposed in Agenda Item 12-1. The City Manager reiterated that 10 other municipalities have done it, and Opa-locka is not a test municipality. He said that he supports the partnership with the Miami-Dade County Fire Rescue Department and said that based on his conversation with the Chief today, they are going to do many more things together for the residents. Mr. Pate concluded by saying that the real issue is whether employees will be injured in the process of the training in the building, and added that the attorney for Miami-Dade County Fire Rescue stated that their worker's compensation insurance will handle any employee injuries, and that because the building will be demolished in the next month and a half, it would be pointless to take the contract being put forth, back to the Miami-Dade Board of County Commissioners.

Battalion Chief John DiBlasi informed the Commission that they would have the option in the contract put forth, to allow Miami-Dade County Fire Rescue to engage in destructive or non-destructive training. The Battalion Chief explained that non-destructive training includes taking hose lines into the building to simulate searching for a fire, in addition to search and rescue activities for downed firefighters and civilians, as well as ladder operations on the exterior of the building. He also explained that destructive training would be inside to maintain the building secure from unwelcome guests, in addition to cutting ventilation holes in the roof. Battalion Chief DiBlasi concluded by stating that while any training works out well for them, the huge benefit is destructive training.

Commissioner Davis said that he had the same concerns as Vice Mayor Taylor around liability. The Commissioner pointed out that the City outsources its fire services, working well with Miami-Dade County and he asserted that the City would like to build on that partnership. He asked if the training program was for new recruits or experienced firefighters.

Battalion Chief John DiBlasi informed the Commission that the training taking place through the Miami-Dade County Fire Rescue Department acquired structures program, is available to all personnel already operating in the field, particularly units responding to Opa-locka and Miami Gardens. The Battalion Chief pointed out that one of the benefits to the program is that they don't have to travel to other locations and are training in their cities.

Commissioner Davis expressed being a little uneasy given his knowledge on how memorandums of understanding and agreements work, and that the contract being put forth clearly states that the City has liability. The Commissioner said that because he thinks it would be a great partnership and recognizes that the Miami-Dade County Fire Rescue Department could get some good training in until the building is demolished, he recommended that his colleagues consider approving non-destructive training which he said would present less liability and he would feel more comfortable.

City Manager Pate suggested that the Commission can mandate him to only approve non-destructive training for the Miami-Dade County Fire Rescue Department.

City Attorney Norris-Weeks stated that she thinks the contract being put forth by the Miami-Dade County Fire Rescue Department is more expansive and she doesn't know if it limits.

Ms. Flora Seff stated that the contract put forth by the Miami-Dade County Fire Rescue Department has two boxes which state that the owner of the building set to be demolished, agrees to allow the department use of the property for the purposes of either non-destructive or destructive training.

City Attorney Norris-Weeks informed the Commission that the non-destructive box could be checked on the contract being put forth by the Miami-Dade County Fire Rescue Department and the resolution proposed in Agenda Item 12-1 could be revised to proceed.

Mayor Williams stated that she thinks the proposal to limit the Miami-Dade County Fire Rescue Department training to non-destructive, would ease the Commission a little bit.

Commissioner Davis made a motion to approve the Miami-Dade County Fire Rescue Department non-destructive training, which includes area searches, rapid intervention team building construction, apparatus replacement as well as incident command system tactics and strategy, and the motion was seconded by Commissioner Bass.

There being no further discussion, the motion to amend the resolution passed by a 4-1 vote.

Commissioner Dominguez	Yes
Vice Mayor Taylor	No
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

There being no further discussion, the resolution passed by a 4-1 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	No
Mayor Williams	Yes

2. **[13-7] A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE SALE OF DECLARED CLOSED, VACATED AND ABANDONED CITY PROPERTY BETWEEN THE PARCELS 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; APPROVING AN AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND IDMA HOLDINGS, LLC. FOR THE SALE AND PURCHASE OF SAID VACANT LAND, IN THE I-2 ZONING DISTRICT, IN THE AMOUNT OF THREE HUNDRED SIX THOUSAND, NINE HUNDRED SIXTY-THREE DOLLARS ($306,963.00); FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT FOR SALE AND PURCHASE OF VACANT LAND IN "AS IS" CONDITION; AND TO TAKE ALL OTHER NECESSARY ACTIONS TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to discuss Agenda Item 12-2.

Mayor Williams asked City Manager Pate to introduce Agenda Item 12-2.

City Manager Pate asked City Attorney Norris-Weeks to introduce a friendly amendment to Agenda Item 12-2.

City Attorney Norris-Weeks asked the Commission to approve Agenda Item 12-2 subject to the corrections made to the proposed resolution, as suggested by her and Ms. Hope Calhoun. The City Attorney reminded the Commission that they had previously passed the proposed project and the proposed resolution is just approving the agreement for sale and purchase of the vacant land in as-is condition, as well as the quitclaim deed. She said that the minor changes included correcting the "30" in the second paragraph to "3 years" as well as including "shall not be deemed" in the third paragraph.

Ms. Hope Calhoun confirmed that she had spoken to City Attorney Norris-Weeks about the changes to the resolution proposed in Agenda Item 12-2, and she said that they have no issues with them.

It was moved by Mayor Williams to amend the resolution proposed in Agenda Item 12-2 based on the changes recommended by the City Attorney.

There being no discussion on the motion, the amendment to the resolution passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Mayor Williams	Yes

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to pass the resolution as amended.

There being no further discussion on Agenda Item 12-2, the resolution passed by a 5-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO**

EXECUTE AMENDMENT #2 TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LOAN AGREEMENT WW800050 TO CONVERT DEBT PAYMENTS TO INTEREST ONLY PAYMENTS FROM DECEMBER 2021 THROUGH JUNE 2023; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO INITIATE A LOAN OF $1,000,000 FROM THE GENERAL FUND TO THE WATER AND SEWER FUND; 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 THE MIAMI-DADE COUNTY CONTRACT WITH H&R PAVING, INC. FOR QUALIFIED PROFESSIONAL SERVICES FOR ROADWAY RESURFACING, PURSUANT TO REQUEST PRICE QUOTATION (RPQ) # 20200203, TO WIDEN AND RESURFACE INGRAM PARK TRAILS; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PROVIDE MILLING AND RESURFACING SERVICES WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED NINETY-NINE THOUSAND, FOUR HUNDRED SEVENTY-SEVEN DOLLARS ($99,477.00), IN ADDITION TO A CONTINGENCY BUDGET OF NINE THOUSAND, NINE HUNDRED FORTY-EIGHT DOLLARS ($9,948.00); 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 ENTER INTO AN AGREEMENT WITH SSN ENGINEERING, LLC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE REHABILITATION OF PUMP STATIONS 9, 12, AND 16, WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00), WITH AN ADDITIONAL FIFTEEN THOUSAND ($15,000.00) CONTINGENCY BUDGET; 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 H.W. LOCHNER INC. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE WATER MAIN EXTENSION FROM OPA-LOCKA BOULEVARD TO SUPERIOR STREET AND TO FACILITATE A NEW FIRE HYDRANT AT THE CORNER OF AHMAD AND SUPERIOR STREETS, IN AN AMOUNT NOT TO EXCEED ELEVEN THOUSAND, EIGHT HUNDRED SIXTY DOLLARS ($11,860.00), IN ADDITION TO A CONTINGENCY BUDGET OF ONE THOUSAND ONE HUNDRED EIGHTY-SIX THOUSAND DOLLARS ($1,186.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

Vote taken on Consent Agenda items can be viewed under Agenda Item 12 - Action Items.

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 REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

The above resolution was read by City Attorney Burnadette Norris-Weeks.

Mayor Williams 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.

Planning & Community Development Director Gregory Gay informed the Commission that Agenda Items 15-A-1, 15-A-2 and 15-A-3 are companion items associated with the Prologis development that was presented at the December 8th meeting. Mr. Gay reminded the Commission that questions were raised regarding the site plan and the Moorish architecture, and he said that the client provided additional renderings with more detail. He said that the second item proposes a variance for more compact parking spaces measuring 8 ½' X 18' instead of the City's standard parking spot which measures 10' X 20', to allow more parking on the site. Mr. Gay added that the third item incorporated modifications to the development agreement which included conditions for long-term maintenance as well as training and long-term employment opportunities for residents of Opa-locka. He concluded by stating that representation from Prologis was available to answer any additional questions.

City Manager Pate stated that he understood the concerns about the design for the development proposed in Agenda Items 15-A-1, 15-A-2 and 15-A-3, as expressed by the Commission at the last meeting, and he offered assurances that it has been resolved. The City Manager also said that he agreed with and supported Mr. Lamar Cruse who had made a statement about parking at the last Commission meeting, but he said that the parking is on the property owned by the business for their employees and visitors. He also shared that a future workshop will be scheduled to explain the development plan for the City, adding that he understands the Commission's desire for other retail developments which he said that properties are available for, but he also pointed out that the City is made up of over 50% commercial and industrial properties including in the area where the proposed development is located, and thus is appropriate for that area. City Manager Pate concluded by reporting that he reviewed the project extensively and asked for the Commission's support on the items.

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

Mr. Robert Holland of the Law Offices of Robert W. Holland, located at 3250 NE 1st Avenue, stated that 37th & 42nd Avenue are the corridors on which jobs will be developed in the City. Mr. Holland pointed out that retail jobs pay minimum wage that Opa-locka would have to compete with everyone for, while industrial jobs pay 2 ½ times that amount, which people can build careers around, and therefore if the Commission wants to bring up the expendable income in the City, these are the types of jobs they want to bring into the community. He explained that the jobs would not include manufacturing because they would be clean industrial logistics jobs and added that industrial businesses are donor businesses because the City doesn't provide a lot of Police or trash service to them and thus the tax base goes back into the residential community. Mr. Holland pointed out that because of the COVID-19 pandemic's impact on the supply chain, people are ordering more stuff online and he asserted that Opa-locka is primed to get a vast portion of that business because it is central to the rail line, airport, highways, and Amazon facility. Addressing the proposed variance for the reduced parking space size, Mr. Holland said that the parking spaces would be for employees that are coming to work, parking their car and staying there all day, and he said that there will not be commercial activity with constant egress and ingress. Mr. Holland also addressed some of the concerns the Commission had about the look of the building, offering assurances that more Moorish principles have been added, including tile work and exterior elegant lighting, but acknowledging that the proposed design for the building does not have the pointed arches. He said that whenever he's come before the Commission he's always argued for maintenance, and he also said that everywhere you go where there is a Prologis, you will see a well-maintained place. In addition to dealing with Career Source as stated in the development agreement, Mr. Holland stated he thinks one of the missing gaps is hiring a public relations firm that knows how to roll out the messaging for job fairs to get more people to apply for the jobs, in addition to placing the jobs on the City's website. He also said they'll continue contributing to the City in a very socially responsible way, sharing that they're working on a training program in conjunction with the Miami-Dade County School Board, the Beacon Council, the Carrie Meek Foundation and he said they are hoping to bring Florida Memorial into the equation since they have funding from the Miami Dolphins and Lennar for trade training. Mr. Holland concluded by stating that they are willing to be part of the leading edge, showing people what they should be doing responsibly as developers seeking to be in Opa-locka, and urged the Commission to take advantage of the cargo distribution business that he said would be big bucks for the City.

Ms. Tracy Slavens from the Law Offices of Holland & Knight located at 701 Brickell Avenue assured the Commission that they were heard, and significant adjustments were made to the elevations for the proposed development, to make sure that it complies with the Moorish architectural style. Ms. Slavens thanked Interim Manager of the Community Redevelopment Agency, Mr. Corion DeLaine who she said worked extremely hard to push to help with job training and recruitment, already putting them in touch with the Beacon Council and Miami-Dade College with which they have a meeting scheduled for later this month to make the program a reality and help Opa-locka residents get jobs in Opa-locka. She concluded by thanking the Commission for their comments last month, because she stated that they are delivering a better project and benefits to the City.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-1.

It was moved by Vice Mayor Taylor, seconded by Commissioner Dominguez to discuss Agenda Item 15-A-1.

Vice Mayor Taylor stated that he loves the changes to the proposed development that were presented, and he likes a lot of the things that Mr. Holland said including hiring the public relations firm and partnering with the City to promote jobs on the website. The Vice Mayor suggested that a covenant agreement for maintenance and security be made with developers going forward in addition to the developer's agreement, because he said that Opa-locka is trying to become a safer and more beautiful neighborhood.

Ms. Tracy Slavens stated that she took time to look at the City's code and recommended that the Code Compliance Chapter is an excellent place to adopt standards for maintenance and security that would apply uniformly to new and old buildings and are not up for negotiation by every developer.

Mayor Williams thanked the developers of the proposed project for updating the lighting and for adding the maintenance agreement, as well as for continuing to work with the City. The Mayor gave a shout out to Interim Manager of the Community Redevelopment Agency, Corion DeLaine for his support.

City Manager Pate stated that he asked Planning & Community Development Director Gregory Gay and his Staff to come up with revisions within 30 days that would incorporate Vice Mayor Taylor's suggestions into the City's code, instead of creating a separate covenant, to ensure that everybody that develops in Opa-locka is held accountable appropriately.

The City Manager offered to have the Vice Mayor co-sponsor the legislation when it is presented to the Commission.

There being no further discussion on Agenda Item 15-A-1, the resolution passed by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to discuss Agenda Item 15-A-2.

Mayor Williams asked City Manager Pate to introduce Agenda Item 15-A-2.

City Manager Pate stated that Agenda Item 15-A-2 has already been introduced by Planning & Community Development Director Gregory Gay. With no further comment, the City Manager asked the commission to proceed.

Mayor Williams opened the Public Hearing for Agenda Item 15-A-2.

Ms. Sandra Collado of 301 Bahman Avenue stated that the City has no lights in the park.

Mayor Williams reminded Ms. Sandra Collado that members of the public are only able to speak about the current agenda item during the public hearing for that item.

Mr. Lamar Cruse of 13831 NW 24th Avenue noted that the requested variance for the proposed development would reduce the size of the parking spaces to 8 feet and he said that 10 feet is preferable because the police won't have to be called because somebody's getting in an argument because a car door is too close. Mr. Cruse also said that he hopes the size of the parking spaces is addressed, because although the representatives for the developers stated that the parking will only be for the businesses' officials, he noted that they said they were going to hire people from Opa-locka, and he is concerned that the size of the parking spaces will be a future problem.

Ms. Tracy Slavens from the Law Offices of Holland & Knight located at 701 Brickell Avenue stated that the size for the parking spaces for the proposed development, would be the standard size of the parking spaces in unincorporated Miami-Dade County and many municipalities, clarifying that they are not asking for compact parking spaces. Ms. Slavens added that the reason the variance to reduce the size of the parking space is being requested, is because by picking up 1 ½ feet from each parking space, the parking lot will be able to provide 248 parking spaces as opposed to 151 parking spaces, which equates to the number of employees they expect to have at the site. She also noted that with the proposal for the 247,000 square foot building, they will have approximately one employee for every 1,000 square feet and worked hard to have adequate parking to attract Class A tenants and so that those who are employed are able to park at their job.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-2.

There being no further discussion on Agenda Item 15-A-2, the resolution passed by a 5-0 vote.

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to discuss Agenda Item 15-A-3.

Mayor Williams asked City Manager Pate to introduce Agenda Item 15-A-3.

City Manager Pate stated that Agenda Item 15-A-2 has already been introduced by Planning & Community Development Director Gregory Gay. The City Manager asked that the proposed item go forward for public hearing and the Commission's vote.

Mayor Williams opened the Public Hearing for Agenda Item 15-A-3.

Ms. Tracy Slavens from the Law Offices of Holland & Knight located at 701 Brickell Avenue thanked the Commission for their support and stated that it is sincerely appreciated.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-3.

Commissioner Davis noted that the development agreement included the maintenance letter, and that the agreement also addressed the concerns he had regarding training.

There being no further discussion on Agenda Item 15-A-3, the resolution passed by a 5-0 vote.

Vice Mayor Taylor	Yes

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Mayor Williams	Yes

B. APPEALS:

There were none.

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, AMENDING CHAPTER 8.5 ENTITLED "ELECTIONS" OF THE CITY CODE OF ORDINANCES BY CREATING SECTION 8.5-10 TO REQUIRE ELECTRONIC FILING OF CAMPAIGN FINANCE REPORTS WITH THE CITY CLERK OF THE CITY OF OPA-LOCKA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Clerk*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

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

Mayor Williams asked City Clerk Joanna Flores to introduce Agenda Item 16-A-1.

City Clerk Flores informed the Commission that Agenda Item 16-A-1 proposes the first reading for an ordinance that would allow the Clerk's Office to accept campaign finance reports electronically from candidates during the election process. The City Clerk pointed out that the State of Florida, Miami-Dade County and several surrounding municipalities currently accept campaign finance reports electronically, but that it must be passed through legislation by the Commission for the process of accepting campaign finance reports electronically in Opa-locka.

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

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-1.

Vice Mayor Taylor stated that he thinks the item proposing the establishment of electronic campaign finance reporting is great because it is a much easier process than handwriting it but asked if the City Clerk's Office will be able to help people that are not computer literate.

City Clerk Flores pointed out that the proposed ordinance includes a section which indicates that the Clerk's Office will provide technical assistance if needed, during the process of filing electronic campaign finance reports.

Commissioner Bass acknowledged that City Clerk Flores stated that the Clerk's Office would offer technical assistance if needed, during the process of filing electronic campaign finance reports, but asked if hard copies of the report would be accepted.

City Clerk Flores stated that while no hard copies of campaign finance reports would be accepted based on the ordinance proposed in Agenda Item 16-A-1, the Clerk's Office will guide whoever needs assistance.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-1 passed first reading by a 5-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

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

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES;**

PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

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

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-1.

City Manager Pate asked Budget Administrator Bob Anathan to introduce Agenda Item 16-B-1, noting that it was a second reading item and asking Mr. Anathan to present the changes that were made to the proposed budget amendment between the first and second reading.

Budget Administrator Bob Anathan presented to the Commission, the changes made to the proposed FY 22 Budget Amendment #1 between the first and second reading.

Commissioner Dominguez acknowledged that the budget amendment proposed in Agenda Item 16-B-1 passed first reading but asked what the People's Transportation Plan fund totaling $414,750 was.

Budget Administrator Anathan explained that the fund is based on Miami-Dade County's half penny sales tax. The Budget Administrator said that work which was not done last year is being brought into the budget this year, and the funds are being used for the community bus and roadway improvements.

Commissioner Dominguez also asked if the line item for $42,569 marked as miscellaneous in the proposed budget amendment, should be specified.

Budget Administrator Anathan explained that while the line item for $42,569 is marked as miscellaneous, each of the line items is in the backup detail.

City Manager Pate asked Budget Administrator Anathan to set up a time with Commissioner Dominguez to go over the City's budget, so that she can have a better understanding. The City Manager also thanked Commissioner Dominguez for her questions.

Mayor Williams asked if the options Budget Administrator Anathan provided for the donations received to be applied to the Special Events Budget were for discussion.

Budget Administrator Anathan stated that he was trying to be informative because he thinks he created a lot of confusion when explaining how donations that were received would be applied to the Special Events Budget.

City Manager Pate suggested that properly recording donations would be beneficial to the Commission, and said that if the Commission would agree, they can move on.

Mayor Williams asked if each member of the Commission can decide what option is best for the application of funds donated to the Special Events Budget.

City Manager Pate stated that the way the Special Events Budget is structured is not per Commissioner and whatever decision is made, will affect everybody.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-1.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-1.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-1 passed by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET

FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A- 3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Dominguez, seconded by Vice Mayor Taylor to discuss Agenda Item 16-B-2.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-2.

City Manager Pate asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 16-B-2.

Planning & Community Development Director Gregory Gay informed the Commission that in order for Opa-locka to continue operating its own Historic & Environmental Preservation Board independently after being re-established in 2018, certain ordinances needed to be modified to be consistent with Miami-Dade County's historic preservation rules and regulations. Mr. Gay said that a litany of items were being proposed to be added to the ordinance, including the addition of a professional position to the board. He reported that all the information was presented to the Historic Preservation Board, prior to it being presented to the Commission for their consideration.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-2.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-2.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-2 passed by a 5-0 vote.

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021).** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to discuss Agenda Item 16-B-3.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-3.

City Manager Pate noted that Agenda Items 16-B-3, 16-B-4 and 16-B-5 are similar items, and he asked Planning & Community Development Director Gregory Gay to introduce all 3 items.

Planning & Community Development Director Gregory Gay stated that Agenda Items 16-B-3, 16-B-4 and 16-B-5 are related to safe neighborhood improvement districts that were created in 1988 to remove slum and blight in the areas including:

1. The Ali Baba Avenue area formerly known as "The Triangle" from 17th Avenue to 22nd Avenue and bounded by the railroad right of way up to 151st Street.

2. The commercial and industrial area, bounded by 17th Avenue to the east, 22nd avenue to the west, 135th Street to the south and 139th Street to the north.

3. The Nile Gardens area just below 135th Street west of 27th Avenue

Mr. Gay explained that since these areas were created, the Commission has not moved forward to establish the boards or a budget to fund the improvements. He shared that the operational audit determined that the safe neighborhood districts did not serve a purpose because they had not been activated in their proper format, and it was recommended that the districts be dissolved, relieving the City of the small financial burden of the $175 annual administrative fee paid per district to the Florida Department of Economic Opportunity. Mr. Gay pointed out that one of the districts is encompassed with the Community Redevelopment Agency when it was created, which is creating a much more sustainable and safe neighborhood including the removal of slum and blight, but he said that the other two areas have no programming in place at this time. He concluded by informing the Commission that the Staff from his Department recommends the approval of the dissolution.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-3.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-3.

Commissioner Davis informed his colleagues on the Commission that he spoke with Planning & Community Development Director Gregory Gay about his concerns regarding the safety of the community's neighborhoods, in acknowledgement that the intent behind the designation of the safe neighborhood districts was to make the community safer and more livable. The Commissioner noted that the area known as the Triangle or Magnolia North will still have help and benefit from the services provided through the Community Redevelopment Agency because it falls within its boundaries. He expressed concern about the Nile Gardens neighborhood, which includes communities like Glorieta Gardens and some of the City's largest multi-family complexes which have had episodes of crime, violence and issues with safety over the years. Commissioner Davis recognized that the City was not getting much out of the safe neighborhood district designation from a cost benefit perspective but asserted that he does not want to lose the spirit of the intent to make certain segments of the community safer and he asked that research be done to see if there are any other options to ensure the safety of those areas.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-3 passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Mayor Williams	Yes

4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021).** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Bass, seconded by Commissioner Dominguez to discuss Agenda Item 16-B-4.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-4.

City Manager Pate asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 16-B-4.

Planning & Community Development Director Gregory Gay stated that the ordinance included in Agenda Item 16-B-4 proposes the dissolution of one of the safe neighborhood improvement districts that has not been active, has had no budgetary funds expended and has had no board set up to operate. Mr. Gay reported that the Staff from his Department recommends dissolution.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-4.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-4.

Commissioner Bass stated that she felt like she needed to say that the members of the Commission go into agenda briefings and are not inept. The Commissioner asserted that the Commission is aware of what's going on and when they're not asking questions, it doesn't mean that they don't know, it means that they do know.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-4 passed by a 5-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

5. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021).** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to discuss Agenda Item 16-B-5.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-5.

City Manager Pate stated that Planning & Community Development Director Gregory Gay has already explained Agenda Items 16-B-3, 16-B-4 and 16-B-5, and he asked for a vote unless the Commission had any questions.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-5.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-5.

There being no discussion, the ordinance proposed in Agenda Item 16-B-5 passed by a 4-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Not Present
Mayor Williams	Yes

6. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021).** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Taylor, seconded by Commissioner Dominguez to discuss Agenda Item 16-B-6.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-6.

City Manager Pate asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 16-B-6.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance proposed by Agenda Item 16-B-6 would create the Moorish revival style design handbook to address some things that did not occur when the City's zoning code was approved in 2015. Mr. Gay said that the zoning code referenced a design guideline to promote Moorish style architecture for new developments, as well as the preservation of existing historic properties within Opa-locka. He reported that the handbook was presented before the Historic Preservation Board as well as the Planning & Zoning Board and had the Staff from his Department recommend approval.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-6.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-6.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-6 passed by a 5-0 vote.

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

7. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021).** *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to discuss Agenda Item 16-B-7.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-7.

City Manager Pate asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 16-B-7.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance proposed in Agenda Item 16-B-7 would create a stand-alone historic downtown zoning district. Mr. Gay said that there are currently 3 or 4 zoning categories within the downtown area along with a downtown overlay which encompasses a broad area. He also said that with the development of the downtown master plan through an effort led by the Interim Manager of the Community Redevelopment Agency Corion DeLaine, it was recommended to create an independent downtown zoning district to make sure that if zoning modifications occurred in other areas of the City that had the same zoning categories within the downtown area, that it would not have an impact on the development of the City's downtown and likewise that whatever modifications are made within the downtown area would not have an impact on other areas of the City. Mr. Gay reported that approval was recommended by the Planning & Zoning Board as well as the Staff from his Department.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-7.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-7.

There being no discussion, the ordinance proposed in Agenda Item 16-B-7 passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Mayor Williams	Yes

8. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV,

SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-B-8.

Mayor Williams asked City Manager Pate to introduce Agenda Item 16-B-8.

City Manager Pate asked Interim Community Redevelopment Agency Manager & City Planner Corion DeLaine to introduce Agenda Item 16-B-8.

Interim Community Redevelopment Agency Manager & City Planner Corion DeLaine informed the Commission that the ordinance proposed in Agenda Item 16-B-8 would create an innovation district which would improve and upgrade an area of the City for higher and better use. Mr. DeLaine said that it is an opportunity to look at the industrial areas like those in Opa-locka that are transitioning to bring in more innovative and tech jobs, including neighboring communities like Wynwood in Miami and Flagler Village in Fort Lauderdale. He said that those communities were developed by developers and the cities came on the back end, but this is an opportunity for the City to figure out what it would like to see for its community moving forward. Mr. DeLaine also said that the legislation was put together to provide opportunities for incentives to bring in new businesses, in addition to opportunities for training resources. He concluded by stating that Staff has worked diligently over the past 2 years establishing a lot of relationships and partnerships, which he said is going to bring a lot of new development, investments and resources to the community that it hasn't had through trade, logistics and e-commerce.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-8.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-8.

Vice Mayor Taylor expressed appreciation for the hard work that Mr. DeLaine is doing, and he added that he thinks the proposed creation of the innovation district is a great idea that will help push Opa-locka into the 21st century.

Mayor Williams thanked Mr. DeLaine for his long-term vision, asserting that the City is going to get there with his help, despite what others may say.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-8 passed by a 5-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

C. RESOLUTION(S)/PUBLIC HEARING:

There were none.

17. CITY MANAGER'S REPORT:

City Manager Pate wished everybody a Happy New Year. The City Manager also thanked Interim Community Redevelopment Agency Manager & City Planner Corion DeLaine for all the hard work he's been doing, sharing that they are in constant communication daily ensuring that everything is moving forward based on the City's vision. The City Manager said that he looks forward to the Community Redevelopment Agency recruiting for an executive director to run the agency permanently and take those responsibilities out of his hands as he runs the City. In addition to the written bi-weekly report that was submitted to the City Commission, Mr. Pate stated that after working on it for 2 years, the lighting on the field at Ingram Park is 100% complete and he is working on getting grants to improve the park so that residents can enjoy it the way it's designed to be used. He also stated that legislation will be presented to the Commission to approve a contract with the Public Works Department and the Capital Improvement Projects Department, to conduct an evaluation of all roadways, street signs and sidewalks to determine the areas of most concern. Mr. Pate added that legislation is forthcoming to address flooding on NW 133rd Street in addition to legislation to temporarily resolve the road conditions on NW 147th Street. Thanking Public Works Director Airia Austin and the City's engineers for their constant work on pump stations 4 and 8, the City Manager reported that they are out of moratorium, which he said allows for new development in those areas. He also shared that the City applied for a grant to plant 158 trees on the median at Perviz Avenue. City Manager Pate stated that because of the highly contagious COVID-19 Omicron variant, the City has increased safety measures for Staff, including routing daily cleaning of all common areas, sanitizing of all City facilities on a weekly basis, and mask requirements for all employees and visitors. He said that a free COVID-19 vaccine pop-up event was being sponsored by Miami-Dade County on January 19th from 10 AM until 6 PM at Sherbondy Village. Mr. Pate concluded by informing the Commission that tower lights will be used to make sure residents feel safe, until the Public Works Department gets a quote to address the major lighting issues in the City.

Commissioner Davis asked for clarification on the pop-up COVID-19 vaccination site.

City Manager Pate stated that the pop-up vaccination site will offer all vaccinations for COVID-19, including the first injection, second injection and the booster shot.

Mayor Williams asked if testing for COVID-19 will be brought back to Sherbondy Village, because she said that she gets a lot of questions about testing.

City Manager Pate stated that he has been working diligently with Miami-Dade County to address the pandemic, and he said that the priority is to get people vaccinated. The City Manager pointed out that there are a lot of testing sites within Miami-Dade County that are close to Opa-locka. He also informed the Commission that he is in the process of purchasing thousands of home kits for residents to self-test, through a co-op with another community that has done a request for proposals for an amount greater than they need. Mr. Pate said that upon receiving the test kits, they will be provided to residents at various sites with the Parks & Recreation Department assisting.

18. OFFICIAL BOARD REPORTS:

There were none.

19. FUTURE AGENDA ITEMS:

Commissioner Dominguez proposed that the City bring back the paint program, which she said can bring beautification to the neighborhoods of Opa-locka, noting that there are a lot of houses that are not looking very nice and that the program would be helpful for the residents.

Commissioner Davis offered to co-sponsor Commissioner Dominguez's proposed future agenda item to bring back the paint program because he thinks it is a great idea. The Commissioner recalled that he advocated for a similar program through leftover Coronavirus Aid, Relief and Economic Security Act funds. In consideration of the pledge to allocate many of the American Rescue Plan Act funds to social initiatives and the Commissioner's advocacy for home beautification, he pointed out that the paint program would be a similar initiative and suggested that the efforts be merged.

City Manager Pate stated that he has no problem assisting the Commissioners with the proposed paint program. The City Manager said that the appropriate resolution will be drafted and brought before the Commission for approval of the specific dollar amount to come out of the American Rescue Plan Act funds for the proposed program.

There being no additional discussion, the proposed future agenda item proposed by Commissioner Dominguez was found favorable by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

20. MAYOR/COMMISSION REPORTS:

Commissioner Bass stated that she is thankful for the work on Opa-locka' s streets but said that it would have been really nice if the school she has worked at for 22 years, was notified that the work was going to start because it was a huge inconvenience for the dismissal of the students. The Commissioner also expressed her disappointment with several things that have occurred in the City throughout the year, including not having representation from the City Manager's Office at fires in Opa-locka or at the State Attorney's press conference, asserting that it is an awful embarrassment and is not a good look for the City. Commissioner Bass said that she is frustrated but that she is vested in the City because she is Opa-locka. Also expressing her discomfort with the City Manager, Commissioner Bass said she is close to putting an exit on the floor and she doesn't really care what her counterparts feel about it because she is responsible for almost 17,000 residents in Opa-locka. The Commissioner said that when she has residents coming to her, telling her that it is the dais' fault that the City is where it's at, it's something to be investigated. Acknowledging that she sees growth in the City like roads being paved, the Commissioner asserted that there's more to be done and stressed that honesty and transparency need to be the key words in the City.

Vice Mayor Taylor invited his colleagues to the Martin Luther King & Ollie B. Kelley Peace Day Walk this Saturday, which he said will begin with a walk from the municipal complex to Sherbondy Village where there will be a brunch and the honorable Miami-Dade County School Board Member Dorothy Bendross-Mindingall will be the keynote speaker. The Vice Mayor said that after, there will be a field day and kickball game and he invited everybody to come out. He also shared that free cardio classes are being offered to residents on Mondays and Wednesdays from 6 - 7 PM at Sherbondy Village, to push for a healthier community.

Mayor Williams gave a shout out to Vice Mayor Taylor for spearheading the MLK Walk and the cardio classes. The Mayor said she is sure they will all be there to support because

Martin Luther King's birthday is a national holiday and we must ensure that his dream continues to be alive, asking whether we are socially distancing from the dream. She also announced that the new date for the State of the City will be on January 28th at 6 PM. The Mayor concluded by noting that they are constantly getting bombarded by citizens, and she asked everybody to be on the lookout for information about a town hall event where everyone can give advice and provide input on what projects and programs, they want the Commission to move forward.

21. OFFICIAL BOARD APPOINTMENTS:

City Clerk Flores informed the Commission that Ms. Dottie Johnson had applied to serve on the Planning & Zoning Board.

It was moved by Commissioner Davis, seconded by Vice Mayor Taylor to appoint Dottie Johnson to the Planning & Zoning Board.

There being no discussion, the appointment was approved by a 5-0 vote.

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

Commissioner Dominguez appointed Ms. Christina Banks to the Charter Review Board.

Mayor Williams noted that the Charter Review Board was stalled because of the 2 advisory positions and expressed that she is getting a little nervous because she is looking at the calendar. The Mayor suggested that they reach out to former Miami-Dade County Commissioner Katy Sorenson to see if she would like to be a part of the board and if she had a second person.

Vice Mayor Taylor asked that the students who had been reached out to as potential advisory board members on the Charter Review Board, be given until the next Commission meeting because they had already been reached out to.

Mayor Williams stated that the Commission should reconsider the appointments to the advisory positions on the Charter Review Board to have the strength and knowledge that is needed, which she said she knows former County Commissioner Sorenson would bring to the table.

22. ADJOURNMENT:

Vice Mayor Taylor congratulated Commissioner Dominguez, stating that it's a pleasure to have her up on the dais and that he looks forward to working with her.

There being no further business to come before the City Commission, it was moved by Vice Mayor Taylor, seconded by Commissioner Bass to adjourn the meeting at 10:04 p.m.

Veronica J. Williams
Mayor

Attest:

Joanna Flores, CMC
City Clerk