CITY OF OPA-LOCKA

"The Great City"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
April 13, 2022
7:00 P.M.

1. CALL TO ORDER:

Mayor Williams called the meeting to order at 7:04 p.m. on Wednesday, April 13, 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 Audrey Dominguez, Vice Mayor John H. Taylor Jr., and Mayor Veronica J. Williams. Commissioner Davis arrived at 7:16 p.m. Also, in attendance were: Interim City Manager Darvin Williams, City Attorney Burnadette Norris-Weeks, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

3. INVOCATION:

The Invocation was delivered by Commissioner Dominguez.

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):

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

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

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes

Commissioner Bass	Yes
Commissioner Davis	Not Present
Mayor Williams	Yes

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 4-0 vote.

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

8. APPROVAL OF MINUTES:

ARPA Workshop Meeting Minutes - February 22, 2022

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the minutes from the **ARPA Workshop Meeting Minutes - February 22, 2022**.

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

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

Joint Charter Review Board Workshop Meeting Minutes - February 22, 2022

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the minutes from the **Joint Charter Review Board Workshop Meeting Minutes - February 22, 2022**.

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

Commissioner Bass	Yes
Commissioner Davis	Not Present
Commissioner Dominguez	Yes

Vice Mayor Taylor	Yes
Mayor Williams	Yes

Regular Commission Meeting Minutes - March 23, 2022

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the minutes from the **Regular Commission Meeting Minutes - March 23, 2022**.

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

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

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

There was none.

10. PUBLIC PRESENTATIONS:

1. **Allison Abel, Director of Marketing**
   Green Fields Fitness
   RE: Ways to bring multigenerational, inclusive outdoor fitness opportunities to residents with the goal of promoting physical health and enhancing the community.

Ms. Allison Abel made a presentation to the City Commission on behalf of Green Fields Fitness.

Mayor Williams thanked Ms. Abel for her presentation, and she said that the Members of the Commission met another Green Fields Fitness representative in Kissimmee who informed them that their company had installed the exercise equipment at Magnolia Park over 10 years ago. The Mayor went on to say that the Commission is grateful that they can make this connection again because they know that health and fitness is important. She added that when she saw the video before, she thought it was absolutely something that the City needs, and she said that she especially needs it in her life.

Green Fields Fitness Director of Marketing Allison Abel said that the Commission had met their company's representative Sam Mendelson in Kissimmee.

Commissioner Bass expressed that she was incredibly pleased to see that the exercise equipment offered by Green Fields Fitness, includes equipment for those that are in a wheelchair, and she said it was really good that the disabled will be able to utilize the park like the rest of the community.

Green Fields Fitness Director of Marketing Allison Abel stated that their company emphasizes the equipment for disabled members of the community because she said that those with physical disabilities are especially at risk for obesity because of their unique challenges and the related health concerns.

Vice Mayor Taylor stated that he just loved the whole overall presentation and recalled that he said the same thing when he met the representative from Green Fields Fitness in Kissimmee. The Vice Mayor joined Commissioner Bass in stating how much he liked that the company involves everyone and added that he loves their saying, taking fitness to the people. He concluded by thanking Green Fields Fitness Director of Marketing Allison Abel for bringing her presentation to Opa-locka.

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.

Ms. Natasha Ervin who resides at 670 Dunad Avenue informed the Commission that she was upset. Ms. Ervin recalled that City Employee Sharon got fired for speaking to Commissioner Burke and lost everything she had, needed to move in with others and nobody did anything because it's said that it's day to day. She went on to say that Ray Charles can see what is going on here, and said that somebody is corrupt, asking the Florida Department of Law Enforcement, Federal Bureau of Investigation, the State Attorney's Office, the State of Florida, Florida Chief Inspector General Melinda Miguel, and Karl Ross to help because she said that somebody has to help with the situation. Ms. Ervin also said that they are all worries about people that quit or get fired, but she said that nobody was worries about the 4 regular employees that quit out of the Parks & Recreation Department because there was absolutely nothing going on and they felt bad coming every day to do absolutely nothing because at the end of the day it's stealing. She said that talking to the Commission was not going to really help, adding that the residents of Opa-locka have to step up because 3 or 4 of them can't do it and need all the residents to help them really clean up the City. Ms. Ervin went on to say that there's something nasty going on here that she does not believe it looks or smells right, recalling that her Mama told her that one rotten apple will ruin the whole bunch and urging the Commission to not let one rotten apple ruin them, acknowledging that some of them have good hearts and stating that it is hard for her to group them all together. She informed the Commission that there is a newbie in the audience who said she had to come see for herself because she saw it on TV and her mouth dropped, to which Ms. Ervin replied that it was true. Additionally, she said that the City fires people for doing things that are ethically wrong and hires them right back, also stating that the good apples should know who the bad apples are and should have felt like they were bamboozled.

Ms. Chris Roberts who resides at 640 Dunad Avenue stated that the City was paying a public relations person $218,000 from August to January and when the City Manager changed, they conveniently terminated their contract, and she said she wondered why. Ms. Roberts also stated that the City has an Assistant City Manager, who she said she didn't have to call by name because everybody knows who it is, and she went on to say they bamboozled some people, pled guilty, had to pay a $500 fine, and they brought them back, adding that she had the documents to prove it. She also stated that they had someone sitting in the audience that was hired back too, who she said had two bad deals and the City lost $1 million. Ms. Roberts expressed her opinion that nobody says anything and that everybody says to take their 3 minutes and go. Directing her statement to everybody on the Dais, she said that when complaints are filed with Miami-Dade County, it plays with people's careers. Ms. Roberts went on to say that one person on the Dais doesn't care because they can't even pass the teacher's test to become a teacher and has a contract.

Mayor Williams stated that insults are not permitted as part of the Citizens Forum decorum policy.

City Attorney Norris-Weeks reminded the Commission that they have rules of procedure that deal with the time, place and manner and that if things are out of order, the Mayor can stop it with the assistance of whatever law enforcement is available for that one meeting.

Mayor Williams asked City Clerk Flores to read once again into record the rules of the Citizens' Forum and asked City Manager Williams to have a Sergeant at Arms in the Commission Meetings.

City Manager Williams confirmed that a Sergeant at Arms will be present at the Commission Meetings.

City Clerk Flores read the decorum policy included in Section 2-58 of the City of Opa-locka Code of Ordinances.

Lamar Cruse of 13831 NW 24th Avenue stated that he had two issues he would like to address. The first issue Mr. Cruse addressed, he said that he had brought up before and recalled that someone said their particular alleyway was clean, but he lamented that the alleyways in his particular area are still dirty and he reported that the guys run through them and just weed, leaving trash like it's no problem. He went on to say that if he did work for the City and it was a sham, he would probably clean up around the Commission area and not around the rest of the residences. The second issue Mr. Cruse addressed was Cairo Lane, recalling hearing it be addressed, but reporting that it has a big pothole despite them spending so much money to get it cleaned up and organized. He informed the Commission that his truck just fell in the pothole, but he said that instead of him trying to file a report and sue the City, he just felt it was necessary to address the issue before the Commission, adding that he has pictures to show demonstrating that there is no cone or anything covering the pothole. Mr. Cruse expressed disappointment that he called the City to address the issue, but nobody went by and there are still no cones. He said he'd like to personally address the people that he said were ripping off the City, adding that it makes no sense. Mr. Cruse said that if somebody else is in charge of making sure the potholes have a cone, he guessed that the Commission can have the City Manager get somebody out there or something. He concluded by expressing his hope that they have peace in the City of Opa-locka.

Ms. Dorothy Johnson who resides at 13724 NW 22nd Place publicly apologized to her neighbor because he said he wasn't coming back to any of the meetings but said that she thinks it was misinformation and added that she was glad to see him there. Ms. Johnson expressed her hope that the elected officials really completed the 305 survey, stating that it is good information. She also said that she thinks next time she is going to bring information to the Commission as a public presentation because she doesn't want to take her 3 minutes trying to do so. Ms. Johnson stated that $90 million was awarded through the Miami-Dade County Peace and Prosperity Plan, to be implemented in 19 years, and she said that she has a whole list of things she would have said on it but is not going to do. She urged City Staff to do some research on that and bring back any fruitful information that would help the City. Expressing her hope that someone has passed on the information about the Integrity Group to the City Manager, she explained that the company was vetted, and the City had an opportunity to piggyback. Ms. Johnson also stated that she hoped the City doesn't lose money with the change of different City Managers. Adding that she is more disturbed, Ms. Johnson recalled that former City Manager Pate stated his concern about interfering with day-to-day operations, and she highly suggested that the Commission does not mention how they felt about things that were not explained to them, because she said it is a gray line. Noting that the Commission had a resolution for public relations, she strongly suggested that they put in the multiple ways to get information to reach the community at large and elaborate it in the request for proposals. Ms. Johnson also noted that they had a resolution for a strategy plan but said that she doesn't think they have the money and because it's the same people except for one, she asked for someone to explain a strategy plan versus their priority plan that they went over and over. Additionally, she said that she had noticed that sometimes the mic is away from them and it's not capturing everything they are stating, and she urged the Commission to be extremely cautious with that and suggested that the Information Technology Department can help them with that. Ms. Johnson concluded by stating that she is disturbed and thinks at this point, they all need to be respectful to each other and urged the Commission to leave a great legacy with every decision they are making, thanking them and asking God to bless them.

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

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

There were none.

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF GULFSTREAM PETROLEUM SERVICES, INC. FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS PURSUANT TO RFP NO. 21-0929200 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR SAME; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS ("RFP") FOR A PUBLIC RELATIONS AND MARKETING CONSULTANT; 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 ISSUANCE OF A REQUEST FOR QUALIFICATIONS ("RFQ") FOR A FACILITATOR TO FACILITATE DEVELOPMENT OF A NEW CITY STRATEGIC PLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Davis, Mayor Williams and Commissioner Bass*

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO ESTABLISH A FREE PAINT PROGRAM TO ASSIST ELIGIBLE CITY PROPERTY**

OWNERS WITH HOME BEAUTIFICATION EFFORTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Dominguez*

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 REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

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

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

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

Mr. Robert Holland, whose office is located at 3250 NE 1st Avenue, Suite 334 in Miami, stated that he was speaking before the Commission on behalf of the Mosaic development being proposed. Mr. Holland pointed out that the property has as a matter of right, the ability to develop one hundred units and ninety-six parking spaces. He informed the Commission that his client purchased the property and is seeking to increase the development from four stories to five, pointing out that they're allowed to go even higher but stating that they were proposing the increase to include additional parking on the site, with a decrease from the number of units approved to ninety-eight units and 196 parking spaces. Mr. Holland said that he thinks they've listened to the Commission over the months, and recognized that there have been issues with parking, adding that instead of developing what they could already do, they are attempting to come before the Commission with something that's different. He also said that the original proposed development was a mix of 1 and 2 bedrooms, but the new proposal is a mix of 2 bedrooms with a den, 3 bedrooms with a den and 10 live-work spaces that will be regulated by the City to establish whether it will be somebody doing something minor like tax returns or a call center from the facility. Assuring the Commission that the proposal is an improvement from what they have already approved, he said that he's spoken to some of them individually over time about some of the things they want, including trying to make sure that new developments have a higher standard of appreciation for Opa-locka, with their maintenance. Mr. Holland then reviewed the development agreement proposed by the companion Agenda Item, and said that in addition to the language that City Staff already had in there dealing with job fairs, the advertising for it and job placement through Career Source, they've added a number of other things that hopefully other developers will consider to offer as well, as they come into the City on the residential side. He said that they agreed to paint the building no less than every 10 years and repair all roof leaks within 3 weeks from the time of notice in writing by the tenant or the municipality. Mr. Holland also stated that all inoperable vehicles and cars with expired tags will have to be removed from the premises and cannot be stored there, all the tenants will be registered with the property manager so that only the tenants on the lease will be allowed to live on the property, landscaping will be maintained at the standards included in the approved site plan in intervals of no more than 3 weeks, adding that if the grass or a tree dies for any reason it has to be replaced within 45 days of notice. Acknowledging that in Opa-locka and many other cities, developments go in very pretty and erode over time with nobody having any fight to go back and tell them to fix it, but he said that his client will have an obligation going forth and the development agreement is a 30-year term. Mr. Holland went on to inform the Commission that the property owner will be required to make sure that all of the units have uniform window treatment, so they won't have a mirage of treatments, and that laundry and personal effects hanging from exterior terrace balconies is strictly prohibited. He also said that all units will be repainted, repaired and cleaned prior to new tenancy and the units of tenants who have been there for 5 years will also be required to be repainted, noting that what typically happens is that if somebody is in a unit for a while, it never gets revisited in most multi-family residential facilities. Additionally, Mr. Holland said that the landlord will have to monitor loud music and noise, which will be strictly prohibited after 10 p.m. He also said that any tenants convicted of a felony during their tenancy shall be strictly prohibited from having their tenancy extended, but he offered assurances that it doesn't mean they can't have a felony record from before, with gambling, drug sales and usage as well as any criminal activity being strictly prohibited on the grounds. Mr. Holland went on to note that Officers will tell you that knowledge can be imputed, and he said that if it is something that happens regularly and a landlord knows, it would be a violation to the landlord as well. He stated that the property owners will maintain an exterior camera system 24-hours, 7 days a week with the footage stored on a cloud drive for at least 60 days, so that the Police Department has access to that whenever something happens on the exterior of the grounds. Mr. Holland also said that the property will establish a contract to provide trash collection services and the appropriate size containers, making sure those areas are sanitized, pointing out that sometimes to save a few dollars smaller trash receptacles are not dumped on a regular basis and there is trash all over the place, but they are trying to make sure the development doesn't have that issue. He added that the property will make sure that the grounds and building are free of debris, graffiti and loitering at all times. Reminding the Commission that even if his client sells the property, whoever comes in has the same obligation to maintain it, adding that if they start doing this one building at a time, the look of the City will start to improve and will make it something everybody feels comfortable coming home to. Pointing out that there is a housing shortage and that everybody cannot afford single-family homes right now, to the point that African-Americans are being priced out of the market, he said that they have to look at different housing types to be able to make sure that they have people who can stay in the Community in a very comfortable way. Mr. Holland concluded by stating that he's always promised the Commission that when he comes to them, he tries to make sure to bring something that they can be proud of, and also allows them to hold people's feet to the fire long term and offered to make himself available for questions.

Interim City Manager Williams stated that he would like to have Planning and Community Development Director Gregory Gay provide the Commission with an explanation of the project proposed by Agenda Item 15-A-1.

Planning and Community Development Director Gregory Gay informed the Commission that the 2 Agenda Items they are considering are companion Items, with the first Item dealing with the site plan. Acknowledging that it had already been explained, Mr. Gay said it will be a 5-story development with ninety-eight units, including a mixture of two bedroom and 3-bedroom units, along with ten live-work units. He explained that the ten live-work units came about because it is a mixed-use zoning area, allowing for commercial and residential development. Mr. Gay also reiterated that the development is going to have 196 parking spaces, pointing out that it well exceeds the parking requirements for this particular type of development. He said that Mr. Holland pretty much covered a lot of the specifics. Addressing the proposed development agreement, Mr. Gay informed the Commission that they did proffer a number of things related to the maintenance and upkeep of the property, in addition to what is normally requested as it relates to making the project accessible for the people that reside within Opa-locka. Additionally, he said that if there are any job opportunities, they proffered that they will be created from the construction phase through the management and upkeep of the property. Mr. Gay reported that the proposed development was presented before the Planning & Zoning Board, which recommended approval of the site plan and development agreement. He concluded by offering to address any questions.

Ms. Dorothy Johnson who resides at 13724 NW 22nd Place stated that as a new member of the Planning & Zoning Board, she wanted to make a couple of suggestions which she said that she could share with Mr. Robert Holland, who she said she knew very well, having collaborated with him as the Chair of the Historic Hampton House. Ms. Johnson expressed her hope that documented annual inspections are part of what is being talked about. She also recommended that the Commission make sure that the 5-story proposed development is in compliance with the Federal Aviation Administration because Opa-locka is in an air restricted area. Noting the things that the City is going through now, she suggested that the Commission make sure the proposed development has security. Reminding everyone that she had been on the Commission, Ms. Johnson said that she also noticed pest control, asking how often and when it would be done. She also said that she thinks it is very crucial to have a whistle act policy in all housing because she believes people will say things but don't want to be a part of it because for some people, see something say something is just not going to happen. Ms. Johnson concluded by urging the Commission and Mr. Holland to incorporate or think about the things she suggested.

Mr. Robert Holland assured the Commission that he doesn't think they would have a problem with any sort of whistle blower policy that the Commission comes up with for residential programs, adding that he thinks it helps everybody. Mr. Holland suggested committing to contracting pest control services every 3 months, but he said that tenants need to understand that when they don't respond to the notice, they do open their place up to go in and do the pest control because they don't just do one unit and come back but rather go unity by unit, acknowledging that some people get offended by that. He also stated that he failed to mention that the units will be pre-marketed for the first 6 months in Opa-locka before they go anywhere else, offering to post it on the City's website if they have accommodations for that, in an effort to try to make sure the people of Opa-locka have the chance to upgrade their housing situation if they want to.

Lamar Cruse of 13831 NW 24th Avenue informed the Commission that he deals with a lot of guys who run apartment buildings and businesses, including Andrew Fritz who he said owns 180 properties. Mr. Cruse shared that he wanted everybody to know that he is an ex-felon and has been out of prison for 20 years, taking care of many kids in the Community, owning three properties and doing good. Asking God to be with him and asserting that he believes in the right God compared to the rest of them, he said that he makes sure the kids in the community know that he takes care of them and takes them to Disney World, having just come back from taking fifteen kids and spending his money. Mr. Cruse went on to say that Andrew Fritz said that Miami isn't going to have too many of us in a little bit because they keep saying they can't be in certain communities and housing developments, adding that they are being pushed out of North Carolina. He stated that 75% of us have somebody in our family that's an ex-felon who can't stay in a lot of these developments and he expressed concern that eventually a new crew will come in, some coming straight out of jail from across the country, and don't care about people's feelings on ex-felons. Mr. Cruse also shared that he knew a man that was on the Miami-Dade County Police Force for over 30 years, who told him that he came out of Cuba and was a felon, but they didn't know because he came with a clean slate. Adding that everybody has to change the book they say they believe in, he pointed out that it said you're supposed to forgive. Lamenting that everybody says that ex-felons have to go despite them saying that they believe, he concluded by stating that he doesn't know what book they believe in.

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

Commissioner Bass stated that she was going to ask about the security for the proposed development, expressing her concern that she did not hear about it.

Mr. Robert Holland informed the Commission that the proposed development will be a restricted community for getting in and out, but there won't be any roaming security because there is not enough economy of scale to justify that. Mr. Holland also pointed out that because there will be a camera system in place, there will be a real-time feed of anything that's going on, on the property.

Commissioner Bass recalled that the Commission had voted on a provision for apartment and housing complexes with a certain number of residents to have security officers 24 hours a day.

Mr. Robert Holland stated that if the City's policy is to have security officers 24 hours a day, they would meet whatever is required. He also said that they will have the ability to have roving security from other properties coming in but suggested that it probably wouldn't be dedicated strictly to the proposed development unless it is required by policy.

Mayor Williams asked Planning and Community Development Director Gregory Gay to address Commissioner Bass' statement about the legislation the Commission passed requiring security officers 24 hours a day based on the number of residents in an apartment or housing complex.

Planning and Community Development Director Gregory Gay recalled that there was some legislation that included a recommendation to have a certain amount of security in place based on the number of units an apartment or housing complex has. Mr. Gay said that he didn't have the legislation in front of him at the moment but committed to pulling the specific numbers and working with the developers to let them know the information.

Commissioner Davis informed the Commission that he sponsored the legislation with former Mayor and Vice Mayor Joseph Kelley with the intent to increase security and public safety within larger multi-family complexes based on a threshold. The Commissioner asked Mr. Holland how many units in the proposed development would be affordable and how many would be market rate.

Mr. Robert Holland informed the Commission that the proposed development will all be workforce housing.

Commissioner Davis asked what the peak and the bottom would be.

Mr. Robert Holland stated that the proposed development would reflect whatever Miami-Dade County has for workforce housing.

Commissioner Davis stated his understanding that the proposed development will be mirroring Miami-Dade County's scale for workforce housing.

Mr. Robert Holland confirmed that Commissioner Davis was correct and pointed out that they didn't come before the Commission for any variances, and re-asserted that they will meet whatever requirements are needed.

Commissioner Davis said that he thinks the proposed development would be one of the first workforce housing projects within the Community over the 4 years of his service on the Commission, adding that the City has lots of market rate, affordable and hybrid models. The Commissioner asked if they think it would be a good fit, considering that Opa-locka is the Community with the highest poverty rate of all the municipalities in Miami-Dade County and that the earnings within the Community are typically lower than neighboring communities.

Mr. Robert Holland explained that they think the market is there to accommodate folks in more vertical construction through the economy of scale, spreading the cost out to make it work. Mr. Holland also said that everybody knows there is a housing shortage with many folks who sold their places in the north and have moved here, trying to find places to go and the single-family real estate market is shooting out of the roof. He also reminded the Commission that he has always suggested they do it with the covenants and restrictions, to give themselves some protection that they will maintain long term.

Commissioner Davis noted that Planning and Community Development Director Gregory Gay mentioned the items for the upkeep of the maintenance for the proposed development, as well as the job opportunities in the construction and management phase. The Commissioner asked Mr.

Robert Holland to give the Commission a little more detail on that because he said that he didn't think he heard that in his presentation.

Mr. Robert Holland pointed out that the proposed development will meet all of the requirements of the City's development agreement, including what Commissioner Davis mentioned. He said that his clients have typically hired their management from out of the area, adding that all of the job fairs will be done in Opa-locka and will try to get people from the City to work even on the construction side. Mr. Holland also said that it is much easier to get someone to work close to a site than them having to come across town, sharing that he had a similar issue with his son working an ice cream parlor on Miami Beach for minimum wage and stating that he congratulated his son on the job but pointed out to him that every day he goes there and pays for paring or a ride sharing service, he is spending all of his money on transportation. He went on to say that it is important to have jobs in the Community that people can walk, bike or catch a quick ride to. Mr. Holland concluded by informing the Commission that he has said to the City Manager that he thinks it is important for people to go to the City's website to see the jobs that are coming to the Community, including where to apply and information about how the Commission is helping to create the opportunities.

Commissioner Davis stated that he agreed that the City could do a better job marketing the information for residents, so that they can take full advantage of opportunities.

Mayor Williams asked if Mr. Robert Holland had an idea what the pre-market rate would be for the proposed development.

Mr. Robert Holland stated that he doesn't know what the pricing would be for the proposed development, but he said that the process will be similar to what he did with Prologis, where he instructed his client to hire an African-American or Hispanic firm out of the area that kind of knows barber shops, beauty salons and other businesses that can get the information out in the Community in a very targeted way rather than in some newspaper or realtor magazine, so people know where the jobs are and where the apartment are and have the first option. Mr. Holland also recommended that it be put on the City's website and made available to first responders or City Staff.

Mayor Williams said that she asked about the pre-market rate for the proposed development because she recalled that a similar development by Sailboat Cove, marketed a few units at market rate which she said was over

$2,000 a month with the remainder of the units being workforce housing. The Mayor said she was personally appalled because her constant goal is for Teachers, Police Officers and those that serve the Community, to be able to afford housing. She went on to say that she was almost sure that unless someone made really good money, no one moved into that particular development and she asserted that she wanted to make sure that the rate, which is marketed, can be afforded.

Mr. Robert Holland stated that he would be very honest on how rates are established, explaining that building costs have gone up about 30% and are added to the land costs, divided by the number of units and factoring in the monthly mortgage payments. Mr. Holland said that Congresswoman Fredericka Wilson is talking about getting additional subsidies to cities and counties. He also informed the Commission that many people have run from affordable housing, but said that affordable housing is not bad, especially if it is done with covenants and restrictions, pointing out that the government adding money to the pot to cap rents, is what makes it affordable housing. Mr. Holland went on to say that when developers can't get that subsidy money and there's an application process that the big guys he represents know well, they have to rent it out at the rate to get the return on the investment they owe. Pointing out that workforce housing in Miami Gardens is north of $2,000 a month in rent and a 1-bedroom studio in Brickell is going for over $2,500 a month in rent because the cost is through the roof. Mr. Holland reiterated that workforce housing has to be within the range established by the County, noting that it has grown over the years because of inflation, but he assured the Commission that they are trying to come to the market to accommodate what's here and get people in, adding that he can't tell them it's going to be as affordable as affordable housing because they're not getting the subsidy.

Mayor Williams recalled that Mr. Robert Holland had given her that answer before.

Mr. Robert Holland committed that he would come to the Commission with proposed affordable housing.

Mayor Williams stated that she would appreciate Mr. Robert Holland coming to the Commission with proposed affordable housing.

Vice Mayor Taylor echoed Commissioner Davis' statement that the proposed development is the first of its kind to bring the live-work concept to Opa-locka. The Vice Mayor shared that he was able to tour another one in a different municipality and he said he thought it was a really good idea to be able to live and work where you lay your head. He also expressed appreciation for the covenant agreement and said that he hopes they stick to it.

Mr. Robert Holland assured the Commission that he doesn't ask people to put anything in writing unless he wanted to stick to it. Mr. Holland also suggested that the Commission start looking at how they hold people accountable as they have developments coming into the City.

Vice Mayor Taylor stated that he hoped it could be adopted as the City's covenant agreement going forward, to use the proposed agreement as a model.

Interim City Manager Williams informed the Commission that his Staff had reviewed the ordinance pertaining to the security of apartment and housing complexes, and that the threshold established was for 150 units. The Interim Manager noted that the proposed development is only for ninety-six units and thus the ordinance would not require them to have roving security.

Mr. Robert Holland committed to the Commission that despite the ordinance not requiring it, he would collaborate with the developer to make sure they have roving security coming through between Sailboat Cove and the proposed property. He committed to getting some information on that back to Interim City Manager Williams.

There being no additional discussion, the resolution passed by a 5-0 vote.

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

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011- 0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND**

WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

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

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

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

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

Interim City Manager Williams asked Planning and Community Development Director Gregory Gay to introduce Agenda Item 15-A-2.

Planning and Community Development Director Gregory Gay informed the Commission that the development agreement includes a number of bullet points that were added, related to items that were proffered by the development team through their attorney, including the long-term management and maintenance of the property. Mr. Gay offered assurances that the concerns about security will be addressed in the development agreement. He also reported that the proposed development agreement was recommended for approval by the Planning & Zoning Board and the Staff from his Department. Mr. Gay concluded by offering to address any questions or concerns.

Mr. Robert Holland informed the Commission that the Planning & Zoning Board made a request to add more shade trees, which he said they've agreed to do, stating that he wanted to put it on the record, so the Board recognizes that they did listen and respond to them.

Commissioner Davis asked what sort of changes took place between the time the development was first submitted for approval and now, stating that he believed there was a change in ownership.

Mr. Robert Holland pointed out that this was his first time presenting this development before the Commission and said that he guessed there was a previous owner that received approval to develop 105 units and ninety-six parking spaces. Mr. Holland also reminded them that whoever buys the land can build that as a matter of right without having to come back to the

Commission, but he said that the new owners recognized that 96 parking spaces were not enough to make the property viable and asked to increase the parking to 196 spaces by adding one story, in addition to their plan to put parking underneath and outside the building, while staying within the property. He concluded by stating that the difference was the new ownership that had a different view of what will make the development work.

There being no additional discussion, the resolution passed by a 5-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	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 A SELF-STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

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

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

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

City Clerk Flores stated that Ms. Elizabeth Adler had registered to address the Commission virtually on Agenda Item 15-A-3.

Ms. Elizabeth Adler introduced herself as the attorney for the applicant Gateway 2020 LLC. Ms. Adler said that she didn't have anything to add but wanted to let the Commission know that she was available if there were any questions after the City's presentation.

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

Interim City Manager Williams asked Planning and Community Development Director Gregory Gay to introduce Agenda Item 15-A-3.

Planning and Community Development Director Gregory Gay informed the Commission that the proposed project was presented to them and approved approximately 2 years ago. Mr. Gay stated that the proposal was for a storage facility, approximately 5-stories in height with parking on the site and some minor retail related to the storage facility. He explained that the proposal was being brought back before the Commission because of a change in ownership that needed to be reflected within the development agreement. Mr. Gay said that the development agreement still included the minimum requirements for employment opportunities during the construction of the project and at the end. He also said that the storage facility will be at an entry point to the City and pointed out that they can see in the illustrations that the developer went to the maximum to continue reflecting the Moorish architecture that is well known within the City. Mr. Gay concluded by offering to address any questions or concerns.

Vice Mayor Taylor stated that he is not familiar with the property and asked if it used to be a car lot.

Planning and Community Development Director Gregory Gay stated that there are two car lots if you are going north from the property being proposed for development, and he specified that it is just to the north of Copart's and just to the south of the Wells Fargo bank building.

Vice Mayor Taylor asked if the proposed development would be three stories.

Planning and Community Development Director Gregory Gay explained that the exterior design of the proposed development would be three stories, but will have sub levels within the storage areas, and thus is really five levels.

Commissioner Davis asked if the resolution proposed by Agenda Item 15-A-3 was just a reconsideration of the development application.

Planning and Community Development Director Gregory Gay explained that the resolution proposed by Agenda Item 15-A-3 is to approve the development agreement for the self-storage facility. Mr. Gay said that there was another Agenda Item that included a reconsideration.

Commissioner Davis noted that no variance or special exemption was being requested and he asked if the proposed development is allowed based on the City's zoning code.

Planning and Community Development Director Gregory Gay reminded the Commission that when the proposed project was originally approved, there were two zoning categories and the property went through a zoning change for the southernmost property, to make it all consistently B2 zoning for this particular activity to occur.

Mayor Williams asked when the proposed development had been approved, acknowledging that he had said it was 2 years ago.

Planning and Community Development Director Gregory Gay stated that he didn't have the exact date, but that it was approximately 2 years ago when the proposed development had been approved.

Commissioner Davis stated that based on the information he was looking at, the applicant 3805 NW 132nd Street LLC requested site plan approval on May 26, 2021 and it was granted by the City Commission.

Mayor Williams stated that she is not in agreement with the development proposed by Agenda Item 15-A-3 and is going to vote no because she feels they are giving away prime property on 27th Avenue, which she pointed out is the corridor where people come in and out of the City. The Mayor said she didn't understand and is personally totally against continuing to develop storage units and factories.

Commissioner Davis stated that he is not a huge fan of gas stations, pawn stores, liquor stores or so many industrial and commercial businesses being developed in the City, but he said that he does understand that they have a zoning code that allows for those developments of property. The Commissioner said that if there's a special exception or variance being requested of the Commission, which is a different scenario. He went on to say that it appears that the zoning code basically says the applicant can operate a storage facility if they own the property, and even though he doesn't necessarily agree, he doesn't think it's a good idea to deny the proposed development agreement, considering it could put the city into a situation with litigation somewhere down the road.

Mayor Williams asked City Attorney Norris-Weeks to speak on this.

City Attorney Norris-Weeks said that she wanted to weigh in after everybody had their say, and she agreed with Commissioner Davis that if it is allowed in the zoning district and City Staff is recommending it, the City should tread carefully in reviewing items that are allowed by the Code.

Planning and Community Development Director Gregory Gay pointed out that the proposed project has already been approved and is moving forward, with the only thing that has changed being the ownership, which he said is why the development agreement is being brought back before the Commission.

Interim City Manager Williams asked Planning and Community Development Director Gregory Gay to provide just a little bit more clarification for the Commission on what they are being asked to do.

Planning and Community Development Director Gregory Gay stated that the Commission was being asked to approve the development agreement for the site, re-stating that the project was already previously approved over a year ago and the proposed resolution basically reflects the new ownership that wishes to move forward with the development of the storage facility.

Interim City Manager Williams informed the Commission that the previous resolution which approved the proposed development, passed by a 5-0 vote.

Mayor Williams stated that she understands the way the area is zoned where the proposed development is located, but she asserted that the City does get some type of choice on what is placed on that particular spot, and she stressed that they need to be a little bit more diligent. The Mayor also stated that she wasn't on the Commission when the proposed development was originally approved.

There being no additional discussion, the resolution passed by a 5-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Commissioner Dominguez	Yes

Vice Mayor Taylor	Yes
Mayor Williams	Yes

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPALOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

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

It was moved by Commissioner Bass, seconded by Commissioner Davis to discuss Agenda Item 15-A-4.

Mayor Williams opened the Public Hearing for Agenda Item 15-A-4.

Ms. Hope Calhoun identified herself as the land development attorney for the owner of the property applying for rezoning. Ms. Calhoun informed the Commission that the request before them was not to consider the rezoning application, but just to set the rezoning hearing for a future date. She reminded the Commission that there was a hearing in May of last year during which the site plan and development agreement were approved by the Planning & Zoning Board and the City Commission, but the rezoning request failed by a 2-2 vote. Pointing out that the City's code provides the opportunity to re-apply after waiting a year, she acknowledged that there is only 1 month left until May but said that they've been trying to get this before the Commission for some time but didn't due to varied reasons.

Ms. Dorothy Johnson who resides at 13724 NW 22nd Place stated that she was glad Ms. Hope Calhoun made her statement on the record. Ms. Johnson pointed out that the short title for the resolution proposed by Agenda Item 15-A-4, is not alluding to I-2 zoning. She strongly suggested that the Commission be cautious because there is a lot of spot zoning, adding that it is the history of the City. Ms. Johnson urged the Commission to think about her example of going on to Miami-Dade County and a building that says three stories is five. She also said that in her professional opinion, someone on the Planning & Zoning Board or City Staff should have caught some of it. Ms. Johnson recalled having collaborated with attorney Home Calhoun and she said that she knows her to be very detailed. She said that when it comes to land development, she only gets her learning equipment in the City of Opa-locka and added that she is just asking the Commission to look at it and make sure the rezoning is correct and according to what's on the legislation.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-4.

Mayor Williams invited Planning and Community Development Director Gregory Gay to introduce Agenda Item 15-A-3.

Planning and Community Development Director Gregory Gay stated that the resolution proposed by Agenda Item 15-A-4 is basically for reconsideration of the zoning application to come back before the Commission. Mr. Gay confirmed that the site plan and development agreement were approved, but the rezoning failed by a 2-2 vote. He informed the Commission that the applicant is aware they could have waited another month and could have reapplied for the item, but the Staff from his Department has been working diligently and had intentions of bringing the item before the Commission earlier in the year, but unfortunately it was not able to be scheduled. Mr. Gay concluded by stating that his Department would like for the item to be reconsidered.

Mayor Williams asked what the purpose of spot zoning was, to change zones from I-3 to I-2.

Planning and Community Development Director Gregory Gay explained that the zoning for the site requesting rezonification is presently I-3 and he said that the property immediately adjacent to the north is zoned I-2, adding that zoning can be changed to the zoning of an adjacent property within a given distance requirement, and he pointed out that if that is done it is not considered spot zoning. Mr. Gay went on to say that the property owner is applying to change their zoning from I-3 to I-2, which would allow them to construct the recycling facility that is allowed in the I-2 zoning district but is not allowed in the I-3 zoning district. He also informed the Commission that because of the failure of the zoning change, the project was not allowed to move forward.

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

Commissioner Davis	Yes
Commissioner Dominguez	No
Vice Mayor Taylor	Yes
Commissioner Bass	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 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.** *Sponsored by City Manager*

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

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

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.

Interim City Manager Darvin Williams asked Budget Administrator Bob Anathan to introduce Agenda Item 16-A-1.

Budget Administrator Bob Anathan delivered a presentation to the Commission on FY 22 Budget Amendment #3.

Commissioner Dominguez stated that the Commission approved the FY 22 budget amendment on February 23rd, and she asked what is being done to reduce the accrued lead payout for departing employees, which she noted was $105,000.

Budget Administrator Anathan stated that the accrued lead payout for departing employees has been recognized as a problem but is not ready to come before the Commission because it has not been fully fleshed out, has come up in the labor negotiations and requires additional work from City Staff to have it addressed more forcibly.

Interim City Manager Darvin Williams informed the Commission that goals to address the accrued lead payout for departing employees are being worked on, and he asked that they allow for the policies and procedures to be put in place and be presented before them.

Commissioner Davis noted that a lot of the funding source for the proposed budget amendment, is coming from contingencies and vacancy savings and he asked for a little bit more detail on what vacancy savings is like and whether they were from positions in City Departments. The Commissioner also stated that he knows that based on the law established by the City Charter, a certain amount is encouraged to be kept in reserves, and he asked if the reserves are being tapped into.

Budget Administrator Anathan pointed out that vacancies do not eliminate positions that were funded for the full year, and he said that in some cases, they are projected to remain open and have created savings, adding that they should identify the use for other purposes. Mr. Anathan also said that $236,000 are being used in this budget and that about $154,000 of contingencies from the general fund is keeping it above the $1 million threshold. He also pointed out that the way the City's code is written, it is recommended to start at $1,000,001 but does allow the use of some of it throughout the year. Mr. Anathan concluded by stating that those were the primary sources being used to fund the proposed budget amendment.

Commissioner Davis stated that he understood the vacancy savings and he said that the Commission set the budget and its priorities by consensus, budgeting for those positions to fulfill a purpose and he said that he would personally like to see some of those positions filled, lamenting that he sees 12-line items associated with vacant positions.

Mayor Williams expressed concern over the expenditures for grant writing services, recalling that last year their fee was $25,000 but she noted that it's now at $35,000 and she wondered how it went up.

Budget Administrator Anathan informed the Commission that each grant application may be $3,000 - $5,000 and the $25,000 that was budgeted for grant writing services, set a starting point and was not a flat rate for the service.

Mayor Williams stated her understanding that the grant writing services were not to exceed $25,000.

Budget Administrator Anathan reminded the Commission that when the budget was originally passed, a price list was provided indicating what was going to be charged for each type of grant application. Mr. Anathan also reported that he believed the grant writing service has submitted six grants at this point and has gotten $8.5 million for it, adding that they'd like to continue having those grants.

Mayor Williams asserted that she is just letting the Commission know that the presentation for the grant writing service is a little different now than it was before.

There being no additional discussion, the ordinance passed first reading by a 5-0 vote.

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

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

There were none.

C. RESOLUTION(S):

There were none.

17. CITY MANAGER'S REPORT:

Interim City Manager Darvin Williams stated that this was his first official Commission Meeting as City Manager and thanked the members of the Dais for the opportunity. As he began to share an update on the first week and the progress that has been made outside of the items that were on the Agenda, Manager Williams asserted that the administration will be about integrity and transparency and all actions taken will be in support of that principle. The Manager addressed some recent hirings, informing the Commission that he is in communication with the Florida Department of Law Enforcement, Ethics Department and Opa-locka' s Internal Affairs, in addition to being in communication with Miami-Dade County later this month, and he said that it has come to his attention that some employees who are currently employed with the City, are under investigation for actions taken in their positions and some that were taken during non-work related activities. He reported that he has been made the first point of contact should a case be moved forward, including any employees that have been rehired. As part of his zero-tolerance policy for corruption, Mr. Williams said he will be publishing a memorandum from his office to inform all employees that if a case is presented to him by any of those agencies, it will be grounds for immediate termination, which he stated would be official notice and part of any due process returns. He also said that he wanted to convey to the Dais and put on record for the Citizens that may have some concerns, that he has an open-door policy for his office, and urged them to speak to him directly about any actions taken on behalf of the Citizens or the Commission. Additionally, Manager Williams shared his plan to establish a Citizens Committee which will meet twice per month, allowing the Citizens direct access to the City Manager's Office, where he said that with full transparency, he will present actions taken on behalf of the Dais, the Charter or City Ordinance, which affect them. He said that it will provide them a full opportunity to have discussions on matters that are non-legislative that sometimes make it to the Dais, and he added that it should make for a cleaner Commission meeting. Manager Williams concluded by announcing that he is also working with Miami-Dade County to move $2.8 million in GOP funds to the City and said that a lot of progress is being made on that, adding that it should be completed in the next 30 to 45 days, wishing for much success on that.

Mayor Veronica Williams thanked Interim City Manager Darvin Williams and welcomed him to his first Commission Meeting.

City Attorney Norris-Weeks announced 3 Executive Session Meetings on April 27th at 6 PM, before the next Commission Meeting. The City Attorney provided notice that the first Executive Session Meeting is to discuss the matter of Union negotiations between the City of Opa-locka and the American Federation of State, County and Municipal Employees, the second Executive Session Meeting is to discuss the matter of Union negotiations between the City of Opa-locka and Dade County Police Benevolent Association, also known as South Florida Police Benevolent Association, and the third Executive Session Meeting is to discuss the matter of Case #122CV20537 in the United States Southern District Court, John Pate plaintiff versus the City of Opa-locka Et Al.

18. OFFICIAL BOARD REPORTS:

There were none.

19. FUTURE AGENDA ITEMS:

Commissioner Dominguez stated that she would like to direct the City Manager to expand the way communication about events is sent out to residents, via the water bill. The Commissioner acknowledged that flyers are distributed at schools, churches and resident buildings, but she said that she feels they'd have a bigger outcome if it was inside the water bill. She shared that resident who live in the area near the park where Bunny Jam was hosted, said they did not know about the event. Commissioner Dominguez also recognized that it is something all of the Commission Members have spoken about in the past, and she recalled speaking about it when she was a resident. She also said that having lived in Opa-locka for the past 26 years, she remembers that the City would put information inside the water bill in the past and doesn't understand why they cannot do it. The Commissioner concluded by asserting that residents need to know what's going on in the City, and not through social media because she said that a lot of them don't follow Opa-locka on social media and said that it's something they should think about.

Interim City Manager Darvin Williams asked Commissioner Dominguez to specifically provide the information that she would like to see in the water bill to see if it can be facilitated.

Commissioner Dominguez shared that she had provided the previous City Manager with a newsletter published by Tamarac and Miramar that she said, has so much information that she doubts a resident will come up to ask about an event or what's going on in the City with projects, new business or anything like that. The Commissioner said she has a copy and can give it to the Manager, and expressed her confidence that if everyone sees it, they will approve of it.

Interim City Manager stated that he looks forward to receiving the newsletter from Commissioner Dominguez and said that it couldn't be coming at a more perfect time because the City has a Request for Quotation for those types of services and will have an opportunity to engage potential vendors to assess their ability to get it done for the Commission.

Mayor Williams asked for guidance on whether Commissioner Dominguez's directive to City Manager Darvin Williams is a future agenda item or if it will just go into the Request for Quotation when the City gets a public relations firm. The Mayor said she was only asking because the Commission has said this multiple times for the 2 years she has been on the Dais.

City Attorney Norris-Weeks noted that Commissioner Dominguez made her proposal during the future agenda item section of the Agenda, and the Attorney said that the Commission's vote would be for the Manager to provide a report at the next meeting, on how Commissioner Dominguez's request can be done.

It was moved by Vice Mayor Taylor, seconded by Commissioner Dominguez to have Commissioner Dominguez's proposed Item to include information about City events in the water bill, added to a future Commission Meeting Agenda.

Commissioner Davis stated he wanted to provide a little bit of background, recalling that in the past there's been pushback the Commission has received from the Manager's Office to return to including information about City programs and services within the water bill because it was very expensive, which is why he said that at some point they moved away from it. The Commissioner shared Commissioner Dominguez's same sentiments and stated that it is obviously something that needs to happen but asked that other options be explored. He recognized that the manager spoke about the Request for Quotation, and the Commissioner also suggested that maybe it could be included in the public relations services. Commissioner Davis concluded by stating that he does support the idea.

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

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

Vice Mayor Taylor stated that he didn't know if it would be considered a future agenda item, but he wants legislation to be brought before the Commission to move forward with a plan for the American Rescue Plan Act funds. The Vice Mayor pointed out that the Commission had been presented with it last year, earlier this year and they have not yet moved.

City Attorney Norris-Weeks stated that she believed the plan for the American Rescue Plan Act funds came up at a prior meeting and the Commission may just be able to ask a question to the City Manager on what the status is.

Vice Mayor Taylor asked what the status was on the plan for the American Rescue Plan Act funds, adding that if there was no status update, he would want to make a motion for the City Manager to get that ball rolling so that the Commission has something on the Agenda by their next meeting.

City Attorney Norris-Weeks stated that Vice Mayor Taylor can make a motion to put the plan for the American Rescue Plan Act funds on the Commission Agenda but said that she didn't know if it would be necessary because they have already done that and said maybe the City Manager had a response.

Interim City Manager Darvin Williams stated that as part of his mission of integrity and transparency, he has set up one-on-one meetings with the Commissioners, but said that he unfortunately has been unable to meet with Vice Mayor Taylor before the meeting. The City Manager said that he is more than happy to provide an update on the plan for the American Rescue Plan Act funds and informed the Commission that they have until December 24th of this year to allocate and encumber those funds. He went on to stated that his Office has reviewed the class 2 plans from the Pate administration to see if those are appropriate allocations for the funds and to make a recommendation for the Commission to review, and said that a request for a workshop will be made within the next 30 days, so that the Commission can provide feedback on how the allocations should go forward.

Commissioner Davis stated that Kaboom Park was a project that was developed by a local nonprofit in partnership with the City over the years and has been a work in progress. The Commissioner said that ultimately, the community came together to bridge resources and put a project like that together. He went on to say that now having more of a role in the City as an elected official, in consideration of his work throughout the project's history and the challenges that were faced while developing it, he would like for it to be designated as an official Miami-Dade County park. Commissioner Davis acknowledged that there are a lot of moving parts to see that into fruition, but he made a motion as a future agenda item to direct the City Manager's Office to obtain that designation. He recognized that Mayor Williams has held several community cleanups there and he said that she knows the need is definitely there because the City doesn't have official trash pickup because it is not recognized as an official Miami-Dade County park. He also asserted that the City needs to do something more sustainable down the line because they would still like to see the park site clear and accessible for families that live in the area when they are not on the Commission to press the issue.

Interim City Manager Williams stated that his Office would absolutely love to move forward on working to obtain an official designation as a Miami-Dade County park for Kaboom Park.

Mayor Williams thanked Commissioner Davis for proposing his future agenda item to designate Kaboom Park as an official Miami-Dade County park. Acknowledging him as the Member who has been on the Commission the longest, the Mayor thanked him for his leadership and said he is absolutely correct that they have had several cleanups. She shared that she does spend a lot of time in that area, and asserted that the City definitely needs to make sure that they keep their eyes laser focused on not just a certain area of Opa-locka, but all areas with Kaboom Park being one because she said that Magnolia North is going to be the new up-and-coming area of distinction, which she added they are so happy to know.

Vice Mayor Taylor and Mayor Williams requested to co-sponsor Commissioner Davis' future agenda item directing the City Manager to work to obtain an official designation as a Miami-Dade County park for Kaboom Park.

It was moved by Commissioner Davis, seconded by Vice Mayor Taylor to include an Item directing the City Manager to work to obtain an official designation as a Miami-Dade County park for Kaboom Park, as an Item on a future Commission Meeting Agenda.

There being no additional discussion, the motion to approve the Future Agenda Item passed 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:

Vice Mayor Taylor thanked everybody that supported and helped bring the Bunny Jam together the previous Saturday, where he said over two hundred children received Easter baskets. The Vice Mayor said that despite it being really hot out there, they had a lot of fun and he thanked Mayor Williams and Commissioner Dominguez for coming out.

Commissioner Dominguez highly recommended the Build Better Opa-locka app. The Commissioner shared that she saw a pile of tires in an alley and instead of calling the City Manager, she decided to give the app a try. She said that all she had to do was make sure she had her location on, take a picture, upload it and answer a couple of questions regarding what she was reporting and 3 days later the issue was taken care of. Commissioner Dominguez thanked the Information Technology team for coming up with the great idea, as well as the Code Enforcement and Public Works Departments for getting the job done. The Commissioner added that the only thing she would suggest is putting a before and after picture, so that people can be encouraged by seeing it looks different.

Mayor Williams said that she had a blast at the Egg-normous Bunny Jam and that it was great weather, thanking Vice Mayor Taylor, Commissioner Dominguez and the Opa-locka Booster Club. The Mayor also announced that she partnered with the American Red Cross to deliver free smoke alarms to any resident, and she stated that the American Red Cross will go to the homes of residents that want it installed. She invited residents to join them at the Helen Miller Center from 10 AM to 2 PM on Friday, April 22nd and said they can save lives. The Mayor pointed out that there's been a lot of fires recently and they want to make sure they prevent accidental fires, especially with Seniors. She also said that she wanted to read for the record, Section 2.5 of the City's Code, under Commission powers, which states that the Board can inquire into the conduct of the Offices, Departments and Agencies of the City and investigate municipal affairs. Mayor Williams asserted that she knows she is definitely smarter than a 5th grader and said with her 3 degrees and having just been accepted into the doctoral program, she stated that she knows how to read and said that the Commission has that power to inquire.

Commissioner Dominguez stated that she wanted to know if the City Clerk or the Parks & Recreation Department keeps the calendar for special events, because she wants to avoid any conflicts for her event on May 7th and wants to make sure that it's booked for that day.

Mayor Veronica Williams asked Interim City Manager Darvin Williams if he would like to answer Commissioner Dominguez's question about who keeps the calendar for special events, because she said that she herself has an event on May 6th.

Interim City Manager Darvin Williams stated that his Office is currently receiving and approving all special events, and he offered to prepare a calendar with all projected events, so that they can see with full transparency any events that have been booked by their colleagues.

Commissioner Dominguez stated her understanding that Interim City Manager Darvin Williams was saying that the Commission is going to have a calendar where they can all see who booked what, where and when.

Interim City Manager Darvin Williams confirmed that his Office will provide the Commission with a special events calendar and offered to deliver it to them as part of their weekly meetings.

Mayor Veronica Williams asked Interim City Manager Darvin Williams to share the events that the Commission already approved a year ago.

Interim City Manager Darvin Williams confirmed that his Office abides by the events that were already approved by the Commission.

21. OFFICIAL BOARD APPOINTMENTS:

City Clerk Flores informed the Commission that they were provided with a Board application from Deacon Eugene Stanley for the Community Relations, Recreation and

Activities Board, which she pointed out is an individual appointment. The Clerk reminded the Commission that the back of their Agenda includes a list of which Members have an appointment available to that Board. She also informed them that they have an application from Enyer Martinez, for an individual appointment to the Civil Service Board.

Mayor Williams appointed Deacon Stanley to the Community Relations, Recreation and Activities Board.

Commissioner Davis noted that the Commission has two individual appointments available to be made to the Civil Service Board and asked if there are three standing Members on the Board.

City Clerk Flores explained that there are a total of 5 Members on the Civil Service Board, with each member of the Commission having one individual appointment. The Clerk went on to say that there are currently three individuals that were appointed to the Board and there are two vacancies, with are available for Vice Mayor Taylor and Mayor Williams to appoint.

Commissioner Davis asked if the Civil Service Board has a quorum for their meetings.

City Clerk Flores informed the Commission that the Civil Service Board has not been meeting and has been inactive. The Clerk pointed out that per City Code, the City Manager is to appoint a Board Clerk, and she said that she is not sure if that has been done at this point.

Mayor Williams stated that the Commission would review and vet the application for Enyer Martinez to serve on the Civil Service Board.

City Clerk Flores informed the Commission that Nikitta Nixon is currently on the Historic Preservation Board, having been appointed based on her previous qualification as a Resident of Opa-locka, but has since moved out of the City. The Clerk stated that the Commission has the option to consider appointing Ms. Nixon to the Board on the basis of civic pride, integrity, experience and interest in the field of historic preservation. She said that the Commission can consider Ms. Nixon's appointment during the current Meeting or at a future Meeting.

Vice Mayor Taylor asked if Nikitta Nixon wants to remain on the Historic Preservation Board.

City Clerk Flores stated that it is her understanding that Nikitta Nixon wants to continue serving on the Historic Preservation Board.

Vice Mayor Taylor asked if there would be a vacancy for a Resident on the Historic Preservation Board.

City Clerk Flores confirmed that if the Commission votes to change her appointment based on her qualification as a Resident to the basis of civic pride, integrity, experience and interest in the field of historic preservation, they would have a vacancy that can be filled by a Resident.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to appoint Nikitta Nixon to the Historic Preservation Board on the basis of civic pride, integrity, experience and interest in the field of historic preservation.

There being no additional discussion, the appointment passed by a 5-0 vote.

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

22. ADJOURNMENT:

Mayor Williams concluded the Regular Commission Meeting by stating that in the spirit of former First Lady Michelle Obama, "when they go low, we stay high."

There being no further business to come before the City Commission, the Mayor adjourned the Meeting at 9:17 p.m.

Veronica J. Williams
Mayor

Attest:

Joanna Flores, CMC
City Clerk