

VILLAGE OF PALMETTO BAY
MINUTES OF THE SPECIAL COUNCIL MEETING OF
WEDNESDAY, MARCH 11, 2009
Deering Estate Visitor's Center
16701 SW 72 Avenue

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Mayor Eugene P. Flinn, Jr.
Vice Mayor Brian Pariser
Council Member Ed Feller
Council Member Howard Tendrich
Council Member Shelley Stanczyk

Staff present:

Village Manager Ron E. Williams
Village Attorney Eve A. Boutsis
Village Clerk Meighan J. Rader

Mayor Flinn called the meeting to order at 7:05 p.m. and led the pledge of allegiance.

2. RESOLUTION

- A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO VILLAGE HALL; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR PROPERTY LOCATED AT 9705 EAST HIBISCUS STREET FOR GOVERNMENTAL USE AND PURPOSE FOR AN AMOUNT NOT TO EXCEED \$4,100,000; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Councilwoman Stanczyk moved this item forward. Seconded by Vice Mayor Pariser.

Manager Williams and Building Official Ed Silva provided a PowerPoint presentation that outlined the history of the Village's search for an appropriate Village Hall location, the sites considered, the site proposed, and the benefits of the site proposed.

Mayor Flinn opened the matter for public hearing. The following individuals addressed the Council: Jim Araiza 15755 SW 86 Avenue; Pete Gonzalez, 9450 SW 174 Street; Gunther Karger, 14950 SW 86 Avenue; Ed MacDougall, 7955 SW 201 Terrace, Cutler Bay; and, Bob Gallaher, 16665 SW 72 Place, Miami, FL.

Mayor Flinn closed the public hearing.

Councilman Feller thanked Manager Williams and Mr. Silva for their presentation. He stated that he believes that now is the best time to build, as interest on loans is low and, due to the economy, negotiations with construction companies are easier. He expressed that he is in favor of the location, but believes staff should negotiate a better price. He noted that the location is where it should be: in a commercial area where the Village is committed to redevelop and it is not in a flood zone and could be built extremely securely and even used as an emergency center, if necessary. Councilman Feller recognized that the Village is able to afford it due to Councilwoman Stanczyk's insistence that funds be allocated to a village hall account and also due to Manager Williams' management of the budget.

Councilwoman Stanczyk noted that while she has only served on the Council for slightly over two years, the search for village hall has been ongoing since incorporation. She noted that she has lived in South Dade County for over 30 years and remains proud of the commitment to the Franjo-Triangle area, which is an area that was under-served. She thanked Councilman Feller for beginning the concept of providing a funding source for Village Hall, as there currently are funds due to careful planning and conservative fiscal policy. Councilwoman Stanczyk opined that the Village should act accordingly; research and investigation was carefully done.

Mayor Flinn remarked that to have a successful city, you need a successful commercial area. He noted that the charrette was a plan, a statement of intention, and he believes it appropriate to move forward on that intention. He recognized that the Economic Development Council worked diligently for almost 15 years on the water/sewer infrastructure project in the Franjo-Triangle area. Mayor Flinn remarked that the building will be constructed utilizing green guidelines. He commented that the southern end of the Village needs support in order to turn around the deterioration of that area. He remarked that the current village hall location is inadequate, as the Village discussed moving departments to outside locations, but chose not to in order to not incur other leases. Mayor Flinn concluded that purchase of this new Village Hall is appropriate.

Councilman Tendrich expressed concerned with the report concerning the roof and believes the selling price is not appropriate due to the age of the building, the use of income as an appraisal tool, and the storm drainage in the parking lot. He stated that he was also concerned with the market value being lower than the selling price. Councilman Tendrich remarked that the location is a great one, in an area that needs to be developed into a downtown district. He concluded that developers may also wish to build and further improve that area when they realize that the Village is investing in same.

Vice Mayor Pariser noted that he had served on the original Village Hall Selection Committee and was told then that the market price for the property was \$2.6 million for a building that would be a "knock down." He stated that the need for a village hall is important and that 25,000 square feet is appropriate. He noted that

the location would also be a stimulus to the area, a benefit for the Village. He stated that \$8 or \$9 million is not an unreasonable amount to spend to have a Class A building; however, he does not believe the Village will be able to use stimulus money for this project. Vice Mayor Pariser opined that the price provided in both appraisals does not seem consistent with the current economy, as this is a "buyer's market". He stated that the Village has the wherewithal to negotiate this property at a lower price, and he is not in favor of the selling price, as the recent comparable sales are inadequate due to the slowing market.

Building Official Silva noted that the waterproofing of the roof failed the testing; however, the roof itself is sound. He stated that an estimate of \$250,000 was received for the drainage of the parking lot; however, staff believes the cost will be significantly less by approximately \$80,000 to \$100,000. He noted that the drainage works, although he acknowledged that it does not percolate as well as a new system would in order to prevent ponding.

Manager Williams noted that three parcels were recently reviewed and the 5-acre site across the street has a list price of \$5 million, \$5 million also for the Totalbank property, which has a smaller structure on the site, and the current location. He stated that with Franjo Road frontage and US-1 frontage it is a unique and appropriate parcel.

Councilman Tendrich asked the age of the Totalbank building. Manager Williams replied that the two structures compared are approximately the same age.

Building Official Silva noted that results of the structural analysis indicated that the structure was in fair to good condition.

Councilman Tendrich asked the cost to improve the exterior of the building.

Building Official Silva replied that the cost would be determined by the direction chosen by the Council. He stated that a Class A structure may cost approximately \$150 to \$175 per square foot for remodeling. He opined that the Village should try to reach a Silver LEED category with regard to greening.

Manager Williams advised that negotiations continue and that he would like the Council to extend authority for him to be authorized to procure at the ceiling offered and he would strive to negotiate to a lower price. He noted that the owner has expressed that he feels he has other options. Manager Williams opined that this is the right opportunity and he'd like to pursue purchasing at the best value possible.

Vice Mayor Pariser asked if Manager Williams would return in seven days with approval for a final price.

Manager Williams replied that he would negotiate for seven more days and assured the Council that he would not procure at any amount over \$4.1 million and that he would offer an explanation if he was not successful in negotiating at a lower price.

Councilman Feller moved to authorize the Manager to procure and stated that it should be noted that while the Council is interested in locating the village hall in the triangle area, a better price is preferred.

Attorney Boutsis reiterated the motion, that Manager Williams would be authorized to negotiate for seven days and be given authorization to procure at a price not to exceed \$4.1 million. Manager Williams would report regarding his negotiations.

Councilman Tendrich seconded.

Following brief discussion, the Resolution passed (4 to 1, Vice Mayor Pariser opposed.)

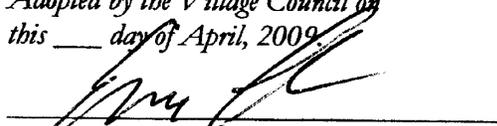
3. ADJOURNMENT: The meeting adjourned at 8:35 p.m.

Prepared and submitted by:



*Meaghan J. Rader, CMC
Village Clerk*

*Adopted by the Village Council on
this ___ day of April, 2009.*



Eugene P. Flinn, Jr., Mayor

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