

**VILLAGE OF PALMETTO BAY**  
**Minutes of the Special Council Meeting**  
**Final Budget Hearing of September 18, 2013**  
**Village Hall Chambers**  
**9705 East Hibiscus Street**

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

Mayor Shelley Stanczyk

Vice Mayor John DuBois (Clerk Alexander announced that the Vice Mayor would be arriving shortly.)

Council Member Patrick Fiore

Council Member Tim Schaffer

Council Member Joan Lindsay

Staff present:

Village Manager Ron E. Williams

Village Attorney Eve A. Boutsis

Village Clerk Meighan J. Alexander

Mayor Stanczyk called the meeting to order at 7:07 p.m.

- 2. VILLAGE ATTORNEY'S REPORT:** Attorney Boutsis advised the Council concerning the proper procedures for the budget hearing.

**3. ORDINANCES FOR SECOND-FINAL READING / PUBLIC HEARINGS REQUIRED**

- A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, OF MIAMI-DADE FLORIDA, ADOPTING THE FINAL MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013, THROUGH SEPTEMBER 30, 2014, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR NOTICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Lindsay moved this item forward. Seconded by Councilman Schaffer.

Manager Williams provided staff report. He reported that the Village's budget is balanced, while holding the line on the millage rate of 2.447. He explained the status of the expenses, revenues, and surplus. He provided a brief history of the manner by which the Village came to have its reserve accounts. Manager Williams explained that the issue now is diversifying and broadening the tax base. He introduced Director of Building & Permitting Edward Silva.

Director Silva thanked members of the Downtown Redevelopment Task Force, and introduced the Planning Subcommittee Chairperson David Zisman. He explained the goal of the Task Force and that that he fully endorses Director Silva's recommendations with regard to this effort. Mr. Scott Silver and Mr. Peter England, members of Task Force also provided their support.

Director Silva presented a slide show that explained the project in greater detail, noting that landscaping, roadway improvements, and other significant infrastructure projects would be included. He explained the tax implications, local economic factors, and proposed financing structure.

Manager Williams thanked all of the Task Force volunteers. He explained that all capital projects will return to Council for final approval before expenditure of funds. He noted that the funds being budgeted would allow for an opportunity to have funds in place when it is appropriate to draw funds.

Mayor Stanczyk thanked the members of the Task Force and staff for their efforts.

Vice Mayor DuBois stated that specific, precise numbers were noted. He asked if the dollar amounts are specific because there is a specific plan in place; and, if so, which project is planned.

Manager Williams stated that funding has been allocated in anticipation of certain projects and is listed based upon a revenue level.

Vice Mayor DuBois asked if a TIF (Tax Incentive Financing) District was being considered.

Director Silva stated that the staff has not determined whether or not a TIF will be in place. He advised that staff has considered impact fees to refund the initial Village investment.

Manager Williams advised that any designation will return to Council.

Councilman Schaffer expressed his support for the project.

Councilman Fiore remarked that he would not willing to support the project without a list of deliverables and a clear explanation of the project, including the type of community outreach to be done.

Director Silva responded that staff's request is for a line item allocation; and each expenditure will return to Council for approval. He stated that the budgeted funds will show potential developers that the Village is willing to invest in the area.

Manager Williams stated that staff is seeking the funding; however, all expenditures will include all deliverables and appropriate time lines when the request for expenditure is returned to Council for approval.

Vice Mayor DuBois concurred with Councilman Fiore's concerns. He stated that he had previously asked for a report and would appreciate receiving detailed information about the project.

Manager Williams advised that specific procurement actions have not been initiated, as the funding has not been approved. He noted that staff is attempting to be "broad" in the Village's commitment for development of the downtown project. He reiterated that the Council will be approving of all expenditures at each point.

Vice Mayor agreed that the Village needs to show investors that the Village is serious about its commitment.

Councilwoman Lindsay thanked Messrs. Zisman, Silver, England, and Stanczyk for their service. She also expressed her thanks to the staff for taking the NPO into account in this project. She further thanked Manager Williams for his efforts in moving forward the vision of the Council in a responsible manner.

Councilman Schaffer echoed Manager Williams' statement. He noted that the Council may allocate the funds and there is no requirement to spend any of the budget dollars. Manager Williams concurred.

Mayor Stanczyk opened the public hearing. Mr. Eric Tullberg, 7884 SW 179 Terrace, addressed the Council.

Councilwoman Lindsay moved to table discussion on the millage. Seconded by Vice Mayor DuBois. All voted in favor. The Council addressed the Budget Ordinance.

- B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY OF MIAMI DADE COUNTY, FLORIDA, APPROVING AND ADOPTING THE FINAL BUDGET FOR THE VILLAGE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2013 THROUGH SEPTEMBER 30, 2014; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor DuBois moved this item forward. Seconded by Councilwoman Lindsay.

Councilman Schaffer began the discussion with a statement concerning his meetings with fellow Council members concerning the Budget. He noted that he had asked Clerk Alexander to reach out to all members of the Council and ask if they were willing to have Sunshine Meetings with him in order to have an

opportunity to speak with them regarding the budget. Vice Mayor DuBois and Councilman Fiore responded; he asked the Clerk to help coordinate the meetings. Councilman Schaffer advised that on August 29, he met with Vice Mayor DuBois; three members of the public attended (Mr. Jerry Templer, Mr. Chuck Latshaw, and Mr. David Singer), as did Finance Director Desmond Chin and Clerk Alexander. He stated that they discussed items within the budget and capital projects. He noted that neither decisions nor consensus on any matter was made. He stated that he met a second time with the Vice Mayor on September 12, as a continuation of the previous meeting. Several members of the public (Mr. Stanley Stanczyk, Ms. Bev Gerald, Mrs. Paula Palm, Ms. Carol Exposito, Mr. Gary Pastorella, Mr. Steve Kreisher, and an unidentified lady), Director Chin, and the Clerk attended. He stated that they discussed his concerns about funds coming out of certain areas to fund other expenses. He noted that, once again, decisions, no consensus was made. Councilman Schaffer noted that the final meeting was held on September 16 with Councilman Fiore, members of the public (Mr. Steve Kreisher and Mr. Stanley Stanczyk), Clerk Alexander, Director Chin and Officer Mike Valdez attended. He explained that the same type of discussion was held, discussing income and expenses, and no decisions were made; no consensus reached. He advised that in each meeting, although it was noticed to not permit public comments, they allowed the public to speak. He stated that the Clerk's notes from each meeting were presented for all to review.

Manager Williams asked the Council to incorporate the previous report into this discussion.

Vice Mayor DuBois moved to incorporate the earlier presentation made by the Village Manager and Director Silva into this discussion. Seconded by Councilman Fiore. All voted in favor.

Vice Mayor DuBois confirmed that no decisions were made, nor was consensus reached at any meeting he had with Councilman Schaffer.

Councilman Schaffer stated that he had struggled with the \$996,779 capital expense. However, he stated that the Village will operate this matter on a credit line type of scenario where the downtown redevelopment project is concerned. He stated that he will hold the Manager responsible for this.

Manager Williams replied that the Council sets the policy, staff has provided the tool.

Councilman Fiore remarked that consensus was not reached at the meeting he attended with Councilman Schaffer. He stated that he would like to budget \$700,000 for the Downtown Redevelopment effort and move \$300,000 into reserves.

Councilwoman Lindsay stated that the Council should budget the entire amount in order to avoid staff having to ask for additional funds in the future.

Director Chin noted that two meetings would have to be held to modify the budget. Attorney Boutsis added that an ordinance would have to be enacted.

Following brief comment, Vice Mayor DuBois remarked that the budget indicates \$14 million in expenditures from the first budget meeting; however, there is actually a 35% increase in operating expenditures that has nothing to do with capital expenses. He stated that the expenditures are closer to \$11.5 million. Director Chin stated that there is two weeks left in the year; however, that figure is accurate.

Vice Mayor DuBois remarked that with \$11.5 million for expenditures and budgeting for \$14 million, he wondered why the amount had to be budgeted at that level. He asked why the Village would not budget a 25% increase.

Director Chin stated that, based on the service level directed to the Manager, the budget contains full year estimates. He further explained that the two police officers will now be fully funded, in addition to a full year of field maintenance.

Vice Mayor DuBois expressed his concern with a \$3 million increase.

Manager Williams noted that the budget is full year projection. He stated that if the expenditure is not fully required, staff will not spend the funds and the surplus will continue to grow. He advised that the Council will have an opportunity to review the budget at the end of six months.

Councilman Schaffer stated that certain projected revenues would come into the Village until November or December.

Director Chin concurred, adding that the State of Florida is approximately three months behind.

Following brief comment, Councilman Schaffer asked for an explanation of the increase in expenses.

Manager Williams explained that approximately \$340,000 fully funds the police; however, he cautioned the Council not to confuse the adopted budget versus the proposed budget, as the adopted budget shows \$13.9 million and the proposed is approximately \$14.4 million, a little over \$400,000 difference.

Director Chin explained that the police department is not a Department wherein the Village can completely control expenditures. He noted that the pension funds affected this budget.

Major Gregory Truitt, Policing Unit Commander, stated that there is now a 17% contribution; it was 14% last year.

Mayor Stanczyk opened the public hearing. The following individuals addressed the Council: Warren Lovely, 15323 SW 74 Place; Eric Tullberg, 7884 SW 179 Terrace; Steve Kreisher, 18201 SW 90 Avenue; and, Bev Gerald, 14271 SW 74 Ct.

The Council took a ten minute break at 9:32 p.m. The meeting re-convened at 9:45 p.m.

Vice Mayor DuBois stated that he had received an email from resident Julie LaVoie concerning the upkeep of Old Cutler Road.

Vice Mayor DuBois remarked that it is difficult to budget for something that is not a problem. He stated that the problem is over-budgeting and having savings versus under-budgeting and then possibly having to go over the budget. He stated that he would want to represent the numbers closest to the actual expenses and revenues. He suggested that 15% over is more appropriate than 25% increase.

Councilman Schaffer noted that \$14.4 million represents those actual expenses for entire year. He stated that the largest budget increase occurred in the 2012-13 budget and this year the budget will be for a full-year cycle. He stated that the only way to reduce to the \$11 million budget from the past year would be to cut expenses significantly.

Vice Mayor DuBois remarked that he had given the Manager written suggestions for reductions.

Councilwoman Lindsay stated that the Council needs to have confidence in the administration and she is certain that staff will do exactly what is appropriate.

Mayor Stanczyk concurred. She stated that the Council needs to look at the budget in a holistic manner.

Councilman Fiore suggested moving \$400,000 back into reserves. Councilwoman Lindsay asked where those funds would be taken from. Councilman Fiore stated that the Manager can make that decision.

Mayor Stanczyk asked for an explanation regarding the special events.

Manager Williams stated that staff is working on several community projects. He asked the Council to consider authorizing this budget and, should the Council feel that the surplus level is not acceptable, then a mid-year budget review can be done at that point.

Mayor Stanczyk suggested a monthly report on the Task Force be given.

Councilman Fiore suggested removing \$400,000.

Manager Williams stated that \$480,000 represents parks capital projects. He asked Director Carmona-Gonzalez (Parks & Recreation) to explain.

Director Carmona-Gonzalez explained that \$130,000 would be for construction of a rain gutter, \$300,000 for Palmetto Bay Park, \$320,000 for repairs to the arch at Ludovici Park, and \$25,000 for a vehicle.

Vice Mayor DuBois stated that he remains interested in the operating budget, which is a 28% increase from last year.

Attorney Boutsis remarked that the Village Attorney budget is under-spent regularly.

Manager Williams noted that \$50,000 could be removed from the Clerk's office, as there would not be a need for that election expense.

Councilman Fiore stated that the \$1,000,000 for the downtown redevelopment project will not be spent within one year.

Mayor Stanczyk stated that she would want to make certain that the Task Force is not being held back.

Following brief comment, Councilwoman Lindsay moved to table the discussion on the Budget. Seconded by Councilman Schaffer. All voted in favor. The motion carried.

Councilwoman Lindsay moved to re-open discussion on the millage. Seconded by Councilman Schaffer.

Mayor Stanczyk called the question on the millage. The millage was adopted unanimously (5-0.)

Councilman Schaffer moved to re-open discussion on the budget. Seconded by Councilwoman Lindsay.

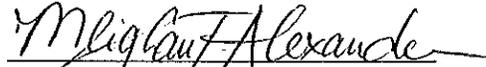
Councilman Fiore moved to reduce the Clerk's budget by \$50,000 and the Village Attorney's budget by \$100,000. He additionally moved to re-consider the budget in six months. Seconded by Councilman Schaffer. The motion carried (4-1, Councilman Fiore opposing.)

The Mayor called the question on the budget as amended. The motion passed, as follows: Vice Mayor DuBois: no; Mayor Stanczyk: yes; Councilman Fiore: yes; Councilman Schaffer: yes; and Councilwoman Lindsay: yes.

## **5. NEXT MEETING AND ADJOURNMENT**

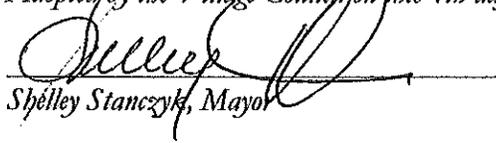
The Meeting adjourned at 10:45 am.

Prepared and submitted by:



Meaghan J. Alexander, CMC  
Village Clerk

Adopted by the Village Council on this 4th day of November, 2013.



Shelley Stanczyk, Mayor

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