

VILLAGE OF PALMETTO BAY
Minutes of the Special Council Meeting / Final Budget Hearing of September 26, 2011
Village Hall Chambers
9705 East Hibiscus Street

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

Mayor Shelley Stanczyk
Vice Mayor Brian W. Pariser
Council Member Patrick Fiore
Council Member Howard Tendrich
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 7:10 p.m. Mayor Stanczyk led the pledge of allegiance. She reminded the public of the decorum rules and asked them to silence cell phones and other electronic devices.

2. VILLAGE MANAGER'S REPORT

Manager Williams advised the Council that revisions following the first budget hearing had been included in their packet. He asked the Council to allow for a short presentation concerning the Thalatta Park capital improvement item. He reminded the Council that at the September 12th budget hearing, the Council voted to adjust the budget by moving \$550,000 from the proposed capital budget for improvements to the Palmetto Bay Park ball fields to Thalatta Park renovation. He stated that \$1,000 was taken from the \$550,000 to provide for additional improvements to the Kenneth Robinson Meditation Garden. Manager Williams noted that the Manager's budget was reduced by removing the funding for a receptionist position. He advised that the "mow and go" program was increased by \$10,000 to a total of \$30,000.

Manager Williams provided an explanation concerning the "other wages" line item. He stated that employees are not able to carry-over more than 80 hours of Personal Time Off (PTO); therefore, the post-employee expenses that are being mentioned in the media does not occur in Palmetto Bay. He advised that the Clerk's budget was increased slightly. He concluded that the budget is balanced based upon the changes.

Building Official Ed Silva and Director of Parks Fanny Carmona provided a presentation concerning Thalatta Park. Mr. Silva explained the main house renovations, noting that the estimated cost would be \$450,000. He further explained that the vision to build a 7,500 square foot multi-purpose room would allow the Parks Department to use the property to its fullest potential. He noted that Thalatta Park has received approximately \$32,000 for rentals since February of this year. Mr. Silva provided a cost estimate of \$1,655,000 for this capital project and with the \$999,000 provided in the budget, the

Village would need \$656,000 to construct the building. He noted that the Village can pursue grants, naming rights, a loan from a conventional bank, or borrow from reserves to obtain the difference. He stated that staff projects up to \$32,000 monthly in revenue upon completion of the project. Mr. Silva concluded that projected revenues could be 13-18% of the total parks budget.

Director Carmona added that staff would be aggressively pursuing grants. She explained that staff has identified time in the rental schedule to allow for seven to eight months of construction.

Manager Williams thanked staff for their presentation.

Councilwoman Lindsay asked if Thalatta is only available as a single venue. Manager Williams explained that with the indoor facility, there is the potential to hold three events simultaneously.

Councilman Tendrich remarked that while he was in favor of the vision, he did not believe that now is the time to begin this project. He opined that individuals are not renting facilities like they did in positive economic times.

Vice Mayor Pariser expressed his concern with the cost of \$450,000 for renovating the main home. He suggested phasing the project.

Mr. Silva noted that phasing the project could negatively affect renting the facility, as construction equipment and debris may be on site.

Vice Mayor Pariser stated that he would be in favor of utilizing reserves or grant dollars to fund this project. Manager Williams noted that staff is making every effort to seek all available grants and reach out to the private industry.

Mayor Stanczyk remarked that public/private partnerships seem to be the direction that many municipalities are utilizing in today's economy. She stated that she is in favor of the project and should consider all resources.

Councilman Tendrich stated that screening of the house while renovations occur could help with continued rentals. He suggested that a structural review should be done first prior to moving forward.

Mr. Silva concurred, stating that the structural assessment is the first step. He noted that construction of the elevator will require exterior work.

Discussion ensued regarding the best times of the year for rental of the venue.

Vice Mayor Pariser reminded the Council that something that is budgeted does not necessarily have to be spent.

Manager Williams concurred, noting that each step of the project returns to Council. He stated that authorization comes from the budget; however, no expenditure has been approved at this time.

3. ORDINANCES FOR SECOND READING – PUBLIC HEARING

- A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, ADOPTING THE MILLAGE RATE OF THE VILLAGE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2011, THROUGH SEPTEMBER 30, 2012, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR NOTICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Attorney Boutsis reminded the Council that this millage set is the maximum rate. She asked the Council to open the public hearing, allow for comment, table the matter and open the budget hearing, returning to the millage determination following.

Manager Williams advised that staff recommends the millage rate of 2.447.

Mayor Stanczyk opened the public hearing. Bev Gerald, 14271 SW 74 Court, addressed the Council. The public hearing was closed.

Councilman Fiore remarked that he remains in favor of reducing the millage rate.

Councilman Tendrich moved to table the resolution. Seconded by Councilwoman Lindsay. All voted in favor. The motion carried (5-0.)

- B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, APPROVING AND ADOPTING THE BUDGET FOR THE VILLAGE FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2011 THROUGH SEPTEMBER 30, 2012; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Boutsis noted that the Manager's report incorporated by reference.

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

Vice Mayor Pariser remarked that he recalled town hall meetings in the past wherein many neighbors of Palmetto Bay Park objected to lighting of the fields and adding additional fields. He said that he believes this field appropriately

provides sufficient opportunity to children to play softball. He stated that he believes an implied promise was made to the residents to not further expand the fields at this park.

Mayor Stanczyk remarked that she wants Palmetto Bay Park to continue to be a neighborhood park and provide more family amenities.

Mayor Stanczyk opened the public hearing. The following individuals addressed the Council: Ben Barlow, 7840 SW 183 Terrace; Eric Tullberg, 7884 SW 179 Terrace; Henry Clifford, 8875 SW 171 Street; Gary Pastorella, 6940 SW 142 Terrace; John Phillips, 136 Street and SW 82 Court; Tucker Crusan, 17501 SW 92 Avenue; Marsha Matson, 9300 SW 180 Street; Andy Bowers, 13600 SW 73 Avenue; Aida Crusan, 17501 SW 92 Avenue; Linda Robinson, 15605 SW 77 Court; Leno Suarez, 10330 SW 102 Street; Rick Cook, 16775 SW 80 Avenue; Karl Wulf, 7350 SW 162 Street; Henry Clifford; Warren Lovely, 15323 SW 74 Place; Henry Clifford; Mark Gesy, 8805 SW 160 Street; Bev Gerald, 14270 SW 74 Court.

Mr. Barlow and Mr. Phillips asked for clarification regarding the lighting of the fields. Clerk Alexander advised that town hall meetings had been held and a resolution drafted concerning lighting. Attorney Boutsis advised that covenants were made on the property and to revise the master plan requires a public hearing and a 4/5 vote by the Council.

Mayor Stanczyk closed the public hearing.

Vice Mayor Pariser asked if the Council would have to move to specifically transfer funds. Manager Williams replied that the revision was included in the amendments from first hearing.

Vice Mayor Pariser asked if funds for the Meditation Garden were included in the Budget. Manager Williams advised that maintenance of the park is included in the Parks' budget.

Following discussion, Vice Mayor Pariser moved to take \$11,000 from the \$550,000 capital funds for the Kenneth Robinson Meditation Garden. Seconded by Councilwoman Lindsay.

Following brief discussion, Councilwoman Lindsay asked for information concerning the open position in the Manager's budget.

Lindsay – page 38 of the staffing summary. Discussion ensued concerning the open position. It was noted that approximately \$68,000 remains in the line item.

Vice Mayor Pariser amended his previous motion to have the \$11,000 for the Garden taken from the Manager's budget. Councilwoman Lindsay seconded the motion.

Manager Williams clarified that \$11,000 would be for capital improvements to the Garden.

Mayor Stanczyk called the question. All voted in favor. The motion passed (5-0.)

Mayor Stanczyk raised the issue of a lost and found pet page. Following brief discussion, Councilwoman Lindsay moved to allocate \$500 for preparation of this webpage. Seconded by Vice Mayor Pariser. All voted in favor. The motion passed (5-0.)

Councilman Tendrich addressed the issue of salary increases for the Village Manager and Village Clerk, stating that he agreed with resident Warren Lovely's comments.

Attorney Boutsis advised that a salary comparison had been provided to the Council. Vice Mayor Pariser read the information concerning the comparisons. He suggested that the Manager is highly experienced and worthy of an increase.

Councilman Fiore stated that while both individuals perform well, he did not believe salary increases were appropriate at this time. He commented that the Village should not be utilizing reserves for the Park.

Mayor Stanczyk remarked that the Village needs to plan for the future and improve revenue streams.

Following brief discussion, Vice Mayor Pariser asked for the total reserves amount. Manager Williams noted that the reserves are currently \$9.8 million.

Vice Mayor Pariser asked for the appropriate standard of reserves funding. Director Chin noted that 25% of the overall budget is an appropriate level for reserves.

Councilwoman Lindsay returned to the issue of salary increases. She asked if there were a reason why the Manager and Clerk were not being given the 3% cost of living increase provided in the budget.

Director Chin advised that the 3% was for merit increases, not cost of living and the Manager and Clerk's salaries are defined by their respective contracts. Director Chin noted that 3% of the Manager's salary is \$4,378 and 3% of the Clerk's salary is \$2,367.51.

Councilman Tendrich moved to increase the salaries of the Village Manager and Village Clerk by 3%. Seconded by Vice Mayor Pariser.

Mayor Stanczyk called the question. The motion carried 3 to 2, Councilmembers Fiore and Lindsay voting in opposition.

Councilman Tendrich moved to remove the \$550,000 from the Thalatta Park capital improvements and return the funds to the reserve account. Seconded by Councilman Fiore.

Vice Mayor Pariser stated that \$450,000 was original proposed in order to improve the main house and while he has some questions concerning the entire project, such as the feasibility and financing of the project, he believes it is appropriate to conduct a feasibility study first. He suggested funding the project, noting; however, that the Council may not necessarily expend the funds.

Following discussion regarding the potential for grants and partnerships, Mayor Stanczyk called the question. The previous motion failed 2 to 3, with Mayor Stanczyk, Vice Mayor Pariser, and Councilwoman Lindsay voting in opposition.

Councilman Tendrich raised the issue of legislative travel. He suggested the funds be itemized specifically.

Manager Williams advised that there is currently \$8,000 in General Government for Council travel and \$500 in the Council budget for reimbursements relating to local travel, such as parking expenses.

Vice Mayor Pariser asked if the budget included the Miami-Dade County Days travel. Manager Williams stated that it did.

Attorney Boutsis suggested the title could be changed to read "Council travel".

Following discussion, it was determined that \$10,000 would be allocated to "Council Travel" with \$2,000 for each Council member; and, \$8,000 specifically for Miami-Dade County Days. Councilman Tendrich made the motion. Seconded by Vice Mayor Pariser. All voted in favor. The Motion passed unanimously (5-0.)

Mayor Stanczyk raised the matter of long range planning. She suggested that the budget include \$10,000 to update the ordinances that apply to commercial areas on US-1 to better "define" the businesses.

Following discussion, Vice Mayor Pariser moved to allocate \$10,000 for US-1 Commercial Corridor Long Range Planning. Seconded by Councilman Fiore.

Councilwoman Lindsay asked how the funds would be spent. Mayor Stanczyk stated that the funds would be used for staff and materials to work on the long range study.

Vice Mayor Pariser asked if Mayor Stanczyk was referring to a charrette study. Mayor Stanczyk stated that she was not referring to a charrette, rather a public process lead by the Planning & Zoning Director to provide for public input as to the future of the commercial area on US-1 from 168 Street north to 136 Street.

Councilman Tendrich asked why south of 168 Street would not be included. Mayor Stanczyk stated that the charrette in place for the area south of 168 Street could also be reviewed.

Mayor Stanczyk called the question. All voted in favor. The Motion passed unanimously (5-0.)

Councilman Tendrich moved to table discussion on the budget. Seconded by Councilwoman Lindsay. All voted in favor. The Motion passed unanimously (5-0.)

Councilman Tendrich moved to return to the ordinance concerning the millage rate. He moved the matter forward. Seconded by Councilwoman Lindsay.

Vice Mayor Pariser moved to accept the millage rate of 2.447. Seconded by Councilwoman Lindsay. The motion passed (4 to 1, Councilman Fiore being sole opposition.)

Vice Mayor Pariser moved to accept the budget as amended by the Council this evening. Seconded by Councilman Tendrich. Mayor Stanczyk called the question. The motion passed (4 to 1, Councilman Fiore being sole opposition.)

4. ADJOURNMENT

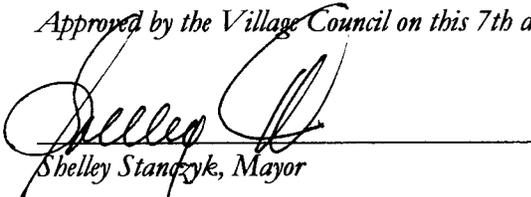
The Meeting was officially adjourned at 9:55 pm.

Prepared and submitted by:



*Meaghan J. Alexander, CMC
Village Clerk*

Approved by the Village Council on this 7th day of November, 2011.



Shelley Stanczyk, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE VILLAGE FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW. WHILE THE FLORIDA STATUTES DO NOT REQUIRE TAPE RECORDINGS, TO THE EXTENT THAT TAPE RECORDINGS ARE MADE, THE TAPES MAY BE REQUESTED FROM THE VILLAGE CLERK FOR REVIEW AND/OR COPYING. THE VILLAGE OF PALMETTO BAY CAN NOT GUARANTEE QUALITY OF ANY RECORDING.