



**Village of El Portal  
Regular Commission Meeting  
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**Mayor:** Two copies of that to go to the council.

**Speaker:** I'll put it in here.

**Mayor:** Perfect. Good evening everyone. I'd like to go ahead and call our July 24th regular council meeting to order. As I said, today is July 24th and it is 7:02 PM. If we could please have a moment of silent meditation, followed by the Pledge of Allegiance.

[silence]

**Council Members:** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

**Mayor:** Miss. Manager, if I may please have roll call.

**Christia:** Yes. Good evening. Mayor Claudia Cubillos.

**Mayor:** Here.

**Christia:** Vice mayor Nickerson is running late. Councilperson Mathis is running late. Councilperson Dreher.

**Dreher:** Here.

**Christia:** Councilperson Roman.

**Roman:** Here.

**Christia:** Mayor we have a quorum. [crosstalk] I'm sorry. Also present, is Christia Alou myself, Village Manager, Norman Powell, Interim Village Attorney, Ronnie Hufnagel, Interim Police Chief and Irwin Williams, CFO.

**Mayor:** All right, great. Before I ask for approval of the agenda, there's two items I need to add. If I can please add under F3, which is our audit presentation by Andrew Fierman, from our auditing firm. I also asked the council, if possible, there is a resolution on the dias for each of you, it's a home rule resolution. It did not go before the committee. We could discuss it a little bit more, but it's not one that requires-- We'll get into more. So if I can add resolution

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2018-21, and we will add that after the alcohol ordinance. Okay. May I get a motion to approve the agenda with the two additions.

**Roman:** Motions approved.

**Mayor:** Motions are made by councilperson Roman. Is there a second?

**Dreher:** Second.

**Mayor:** Second by councilperson Dreher. All in favor signal by saying, Aye.

**Council Members:** Aye.

**Mayor:** Any nays? Hearing none our agenda passes with the additions. At this time, is there a motion to approve the minutes of the June 16th regular council meeting?

**Roman:** All motions are through.

**Mayor:** Motion was made by Councilwoman Roman. Is there a second?

**Dreher:** Second.

**Mayor:** Second by councilperson Dreher. All in favor signal by saying, Aye.

**Council Members:** Aye.

**Mayor:** Any nays? Hearing none, the minutes for the June 26th regular council meeting passes. At this time, we're going to go right into our agenda, F1. We have Kevin Lawrence. He is the principle of Horace Mann Middle School. He's been a principal for the last academic year, and he wanted to come and address the council. Mr. Kevin Lawrence can please come up. State your name and address for the record and the podium is right there.

**Kevin:** Thank you. Good evening. Kevin Lawrence, Horace Mann Middle School.

**Council Members:** Good evening.

**Kevin:** Madam Mayor, council members on behalf of my school, staff, and students, I personally want to begin by thanking you for allowing me to come here today, and in addressing the entire group and the community as a whole. My purpose in coming today is

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very simple. I just want to introduce myself to those that may possibly not know me, and to also tell you about the wonderful things taking place at Horace Mann Middle School.

Going into the coming school year, we are one of nine pilot schools for Middle School redesign, and for those of you that have young children in middle school, the concept of Middle School redesign is to create an environment that is more welcoming and warm to middle school students over the past several years. Educators and other people believe that the idea and the concept of middle school is no longer fun for kids to come and learn. Now with the added incentives that are placed here at my school, we're moving forward with added electives such as culinary arts, art, performance, drama, social-emotional learning, journalism.

We're also a Center for Applied Technology. We have our Magnet program, which stems into steam, also music production. We also have a new STEM Magnet Program coming. I can't get into it much, but there's a possibility that a medical magnet will grace my school in the next coming weeks. In addition to that, we have several new teachers on board, highly qualified teachers. We're trying to change the culture of the school, and the idea for me is to change the image that Horace Mann used to be. It's a new school, new attitudes, new people, and a new vision. My hope is that those residents here in the Village, along with you all, give us an opportunity.

If you have young people that are middle-aged, I would encourage you to come visit my school and see what we have to offer to them. In addition to that, this past school year, we went up 36 points. We're 5% points away from a B, going into this year. Instead of getting the B, the goal is to get an eighth grade. Once again, I just want to thank you all for allowing me to come speak, and I want to encourage you all to think about our school because there're a lot of positive things taking place there. I thank you all for allowing me to be here tonight and wish everyone a very pleasant evening.

**Council Members:** Thank you.

[applause]

**Mayor:** Thank you so much, Mr. Lawrence, for being here today and we are looking forward to the next school year with you. Is Dardy Joseph here? Okay no. Seeing that she's not, we're going to go right into a quick audit overview from our auditing firm, Andrew, and council you have the book [unintelligible 00:06:34]. Just for the record, this is the audit for 2016/2017.

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**Andrew:** That's correct. Well, good evening, Honourable Mayor, members of the council, and the manager, members of the community. For the record, my name is Andrew Fierman, and I'm a partner with Caballero, Fierman, Llerena and Garcia, and I am the partner in charge of the Village's audit. I'm going to provide a brief presentation and overview, on the Village's financial statements for the fiscal year-end of September 30th, 2017. First thing I wanted to point out within here is our auditor's report on pages one and two. It's broken out into various sections. The first section basically gets into what we've audited.

It states that we have audited, the accompanying financial statements of the Village of El Portal, Florida. As of and for the fiscal year-end September 30th, 2017. The second section gets into management's responsibility for the financial statements. It states, "Management is responsible for preparation and fair presentation of these financial statements." The third section gets into our responsibility as auditors, as well as under what standards we performed our audit. It states, "Our responsibilities express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and government auditing standards." The fourth section is the opinion section. It's the most important section. It states, "In our opinion, the financial statements referred to above, present fairly, and all material respects, the financial position of the Village as of September 30th, 2017." Now, this is an unmodified or a clean opinion. It's of course the only opinion that you wanted to set a financial statements are associated with. Clean opinion on the financial statements.

The next item within here is the managed discussion analysis which starts on page three, and if you don't read anything else in the document, you should read this as it compares the prior year to the current year, provides explanations for some of the changes and what's going on within the Village as well, and what happened during the year. It's written from manager's perspective, and it's similar to what is provided public company financial statements. It's a very good overview within that 10 pages or so.

The next section within here is the basic financial statements, which includes the statement of net position as well as the statement of activities, for the government-wide, as well as the fund financial statements for the governmental funds and within here, on page 14, is the general fund balance sheet, which shows the balance sheets for the various funds and within there it shows that there is unassigned fund balance at the end of September 30th, 2017, of approximately \$570,000. The next section within there is the notes to the financial statements,

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which starts on page 18. These are the required disclosures that provide additional information on the Village, as well as the numbers that are provided, presented within the financial statements.

These are the required disclosures. I always mention too it as this in reading the financial statements and seeing the numbers. Also to review the notes of the financial statements because it tells the whole story, provides the details on that information. Also, within the document, there's required supplementary information, which includes budget to actual information on the general fund, the street and road fund, the storm-water fund. It shows that information as well the budget to actual and any variances between those. So it shows that as well for the year. There is more good information within there as well.

Finally I'd like to go to the back which is the compliance section which starts on page 50, and it includes more reports. It basically includes the reports that are required under generally accepted government auditing standards as well as the rules. The auditor general of the State of Florida. Within here we identified two matters within here which are described within the within the schedule of findings and responses. Various items from the previous year were cleared up. One item remained but that's in process based on discussions with Manager. That's a process to be to be cleared. That's positive, I do expect that that one will be cleared when we come back for the audit coming up next year.

We also provided with the with the financial statements communications to those charged with governance letter. That's basically the required communications that we're required to communication to you as those charged with governance. They're all standard communications. One of the items that I want to mention within there is that we didn't really have any disagreements with management and we didn't have any difficulties in performing our procedures or being provided the information that we needed to be able to perform our audit and render our opinion.

I just like to thank the Village overall for the cooperation assistance throughout the process and for entrusting us and for letting us have the honor of serving the Village. With that I'll open up for any questions and I just want to thank you for having me here tonight to be able to provide my presentation on the reports and give an overview of the financial statements. Thank you.

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**Mayor:** Thank you. Just for general information for those that are not familiar. This is a self audit that we do every year. How long is your firm here in the office compiling all the data from the manager, the clerk and the CFO?

**Andrew:** From the beginning from we actually come out for planning, we're here for about a week and then we come out for our fieldwork for approximately two weeks, but the whole process it actually takes a few months of back and forth between the preparation of financial statements, getting the information and things like that. It's really a culmination of a lot of work on the Village's side and in conjunction with the audit side. There is a team effort, we can't do what we do unless we're provided the information and our questions are answered to our satisfaction. It really is a group effort. The whole process takes a few months and we were out here for approximately I would say about three weeks.

**Mayor:** Three weeks?

**Andrew:** Physically. Yes.

**Mayor:** Any question for Andrew? Thank you Andrew.

**Andrew:** Thank you very much.

**Christia:** For the record councilmember Harold Mathis this is present.

**Mayor:** Okay, Dardy Joseph. Did she come in? Okay, at this time anybody can get on welfare with anything that we covered in the last three items with regards to the principle as well as the auto presentation. Hearing none, we're going to go right into the agenda. Our first resolution if we can have our attorney please read the resolution into the record and then we'll ask for an explanation.

**Norman:** Resolution 2018-16. The resolutions of the El Portal Florida Village Council approving an agreement for sanitary sewer facilities between Miami Dade County and the Village of El Portal, Florida providing for a severability and effective date.

**Mayor:** All right. Great thank you. Did I see Steve here? Go ahead Robert Romano.

**Robert:** Good evening council, Robert Romano from EcoStrata Services 1544 Mercy Avenue. This is the agreement between the Village and Miami Dade Water and Sewer for the sewer facilities that were in the process have been designed and hopefully will be constructed next

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year in the West Basin. The first phase of the project is 99 Homes. This is the agreement that we received back in February. If you recall we had a discussion here about it, Dade was going to give us two months and then they extended it six months. The agreement that you see before you, mostly changes because they were writing it for developers and not villagers.

The other significant change is that they were putting us on the hook. The Village on the hook for all the connection charges and that's been taken out. Additionally they are allowing an easement for the pump station instead of a deed, and then this is just the agreement of basically we're going to construct the facilities, so Benoni is here of any technical questions you may have, construct the facility and then hand it over to them and they will operate it. The single family residents there will receive a letter after the first year from DERM asking them to connect to the system because they don't want a sewer system out there that the people are not connected to.

Also since I know there might be a question on some people's minds, the connection charge for single family homeowners is \$1,100. The estimate that we get between plumbing and abandonment of existing septic sewers is \$3,500. Roughly \$4,700- \$4,800 towards this which would offset long term repairs of the septic systems would add additional value to the property because now they have more room where drain field will not be. Overall I think is a good project for the city and we look forward to having it start construction in January.

**Mayor:** For a point of clarity for those who are unfamiliar with the process. This is one of the last steps is necessary before the hearing is August 8th. Is that correct?

**Robert:** Yes. One of the last steps. But I know and your CFO is winking at me from the front there. One of the issues that we're still going back and forth with FDP is on the repayment, the debt service for the construction. Unfortunately this is a time where a lot of people take take off, on vacation and the person from the county who was originally dealing with it was out last week. We reached out to him yesterday and today but we have not heard back from him yet ,but hopefully we hope to get that issue resolved within the next few days. That and the actual easement, the pump station location the easement which is on the school property that the financing and the easement from the pump station are the two main outstanding issues.

**Mayor:** If those two issues are not solidified by a certain date. Is there a date to be able to make that August 8th hearing?

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**Robert:** Well, we really need to do it like as soon as possible because the agenda packages for that meeting are being prepared. The deadline that we were working on is by the end of this week actually.

**Mayor:** But there's nothing from that from the Village of El Portal, it's more the school board as it relates to-

**Robert:** Well, the Village of El Portal because in the financing for the construction we do have to nail that down and figure out where the money is-

**Mayor:** We are waiting to get clarity as to whether or not we can use a portion of our stormwater utility. Who is giving us that clarity?

**Robert:** Well, we originally-- I know that the CFO can explain this better but he originally reached out or had a conversation with somebody from the county that deals with the stormwater utility, originally they said that it could not be used for the stormwater portion which doesn't make sense to us and I want to speak tomorrow or sometime this week to the Village attorney on that because we believe that it can be used for that. Obviously it's a portion of the debt service, part of it is going to be for the septic to sewer and the stormwater improvements.

**Mayor:** So to the school boards and the counties were really waiting on to be able to get us so that-- as far as the CFO, the manager of the council we've done our part and our due diligence, correct?

**Robert:** Yes. As a matter of fact Councilman Dreher was there I believe a week and a half ago, they turned it around for a negotiation meeting with the county. They turned it down fairly quickly and this is the document we have for you, and one other thing that I should put on the record. Page 5 of 13. Nothing else has changed but I'm going to hand this out to all of you. It's just a clarity in page five if you look at Paragraph 15 at the top where it says the teller-metering construction charge.

Teller metering is essentially just they can-- when we put in the pump stations they know what's going on with it remotely. It's just a clarity, a change from \$15,000 which would be two teller-metering equipment. If we did the second phase it just clarified to say that its \$7,000 for each. That was the only change from the document that you have before you. It doesn't change anything else.

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**Mayor:** Just for clarity for the audience, so it's the 99 Homes are West enforcement?

**Robert:** Yes. They're all West of course ma'am.

**?Speaker:** Madam Mayor. This agreement, when are we planning to turn it in? I know we originally had the extension of six months. What's the particular due date?

**Robert:** This agreement, their expiration is 11/19, November 19th, but we really need it in terms of the time frame that we have with the August 8th meeting. We really need to get it into FDEP this week. That's the time frame to make the August date meeting.

**Mayor:** Any other questions for Robert?

**?Speaker:** The \$4,500 you said was the costs or--?

**Robert:** Roughly \$4,800 for single family homeowners.

**?Speaker:** How are they to pay that out? Is it--?

**Robert:** They would have to pay themselves obviously. We did apply through Penoni for something called the Section 319 Grant that would offset that. I spoke to actually the FDEP which we have applied to for that today. If we do get that grant which we won't, we will know probably about October if we're recommended for funding, we would be able to offset about \$3,600 per homeowner. If all goes well, we're looking at a charge of like \$1,200 per homeowner. Additionally, we are still beating the bushes at the county trying to get some participation in this program because this is a unique thing that a small municipality is doing, and because we are constructing this and then essentially giving it over to them as a utility, we feel that they should participate in it and we're waiting to see if there is any monies where they can help us with.

**?Speaker:** If we do get to that point of the 1,200, how is that going to do? They pay it directly to-

**Robert:** They would pay it directly to [unintelligible 00:22:01]

**?Speaker:** To who?

**Robert:** [unintelligible 00:22:05] It's what they call it now.

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**Mayor:** [unintelligible 00:22:08]

**?Speaker:** Sorry Madam Mayor. If you can as well add as the residents connecting. I know those are conversations we had. They had a certain period of time for them to connect to the sewer systems. If you could just touch base on that.

**Robert:** Sure. If all stays on schedule, we start construction January, about right, January and we would finish 2020, beginning of 2020. A year from then, in 2021, if they have not, for residents that have not connected to the system, Durham will send them a letter telling them, "Hey, you need to connect to the system."

**Mayor:** So that they can have it anywhere between 12 to 16 months?

**Robert:** Yes.

**?Speaker:** They haven't.

**Steve:** Wasn't the other organization, not Durham but I think he mentioned there was another group.

**Robert:** RER, which is-

**Steve:** RER yes, which is-

**Robert:** They are partners. They moved everything around RER believe it's the department and Durham is the division now. It's a little changed but it's essentially the same people. Remember also that some septic tanks were already failing and you are in a floodplain there, particularly around 87th Street. As sea level rise gets higher, there has to be something done or else those residents there will not have septic a good portion of the year with floods.

**Mayor:** Thank you, Robert. Any questions? Okay. Hearing none, I'm going to open up once for public comments. Anybody has a question on this particular resolution? State your name and address for the record.

**Gigi:** Good evening residents and council people. My name is Gigi Krop. I live at 130 North-East 88th Street. I'm a little confused as to why we're getting a sewer system in the West End of El Portal when we're having so much development going on in the East End. For instance, the sanctuary is being built. Also, the the old trailer park is being turned into a HUD

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development. Is there going to be sewer systems for those sections of El Portal? That's my question.

**Mayor:** I concur. We've been going on for a year with this project, and my sentiment is exactly the same with regards to the return on the investment would have made most sense on North East Second. However, this particular loan that we were awarded was contingent upon income of families. With the survey that was done door to door by the engineering firm Penoni, it was determined that that particular area qualified for the \$4 million loan. That's really the gist or probably 95% of the reason why we went for that loan and we actually were obligated. We haven't completely been obligated. We still have to go to the August 8th hearing, but we were awarded as far as continuing the whole process.

I would believe that after this, it would be something that we're going to move forward with the development as we see happening in the North East Second. Little Farm, we don't really know what's happening just yet, but yes that definitely would be, I believe, potentially the purview of the council to move forward with.

**Steve:** Gigi, by the way this decision of moving on phase one the specific location was based on the engineering analysis the Penoni team, and part of the decision was based on the current infrastructure of having the stormwater over there. It would basically serve the purpose to complete that phase for all the septic and to the stormwater. That was basically the main decision, correct me if I'm wrong. Steve was here from the Penoni team, but based on those main assumptions, that's why phase one went ahead and was decided on that location, based on council approval.

**Gigi:** Isn't this an extra burden to the residents of that area, especially if they don't get subsidized and they have to come up with \$5,000. Will they be able to make that in payments?

**Steve:** That's why we've been very proactive with reaching out with the local communities. Definitely I think that the council does think the same way. Correct me if I'm wrong, but we're in a position to apply for a grant for 80%, 20% grant and loan. It's a very good opportunity for the Village right now that we have for that infrastructure. In addition, we're reaching out to our local commissioners. We have met with Commissioner Edmondson to help us with these connectivities, concerns that we have from our residents, and to Robert's point, I think there was some progress in getting some monies or moving forward to the next. That's where this connections, so the actual Village, ourselves here, the council were making us everything that's possible to make sure we take care of this consideration on the connection for the residents.

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**Gigi:** Are those residents required to hook up into the system, and what is the penalty if they are not in a position to afford it?

**Steve:** Correct. That's why actually one of the comments we did bring up last week, and Robert that's precisely what we had mentioned there. That was the question precisely on the ERP actually sending that notice as far. Here we have our lawyer as well. Norman, I think you were there present, and we did ask that question. Please feel free to add any comments.

**Roman:** What is the answer to the question? Are they required to hook up, and what is the penalty if they are not able to?

**Norman:** My understanding for me, it was less than we had here. One year, once the system is within the aligns of this, we did not go over the penalties if a residents did not hook up to the system. I can get you an answer.

**Steve:** Okay, we can get that information.

**Gigi:** Okay, thank you.

**Mayor:** Thank you Gigi. Any other questions? State your name and address for the record.

**Margaret:** I'm actually not a resident. My name is Margaret Okonkwo. I'm a business owner and I own commercial property. I'm bending down. I'm six feet tall with these shoes on. My property is 211 North East 89th Street. When we did construction there, the septic tank was old and I had to pay significant amount of money to put in a new septic tank. I moved it to the front of the property towards 2nd Avenue, anticipating the sewage would come in. This is always something that was supposed to be in the works. I just own a little pediatric office, but to get developers and people interested in putting businesses in this area you need sewage.

Nobody's going to put a restaurant in. You can't build a four storey condo over here across the railroad track you can't do anything with septic. You've explained now why it's starting on the residential side but when is it anticipated toward 2nd Avenue and when is it going to be anticipated so that we can have something nice like Magic City is planning. They have sewage. They're putting in hotels and restaurants and lots of really cool things, you can't do that here with septic. When's the sewage coming to this side so you can generate some tax dollars because just briefly reviewing the report that was presented I think you guys have less money in 2017/16 where is the tax dollars going to come from? It comes from businesses.

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**Mayor:** Thank you Doctor O. Any other public comment? Okay. Hearing none, I'm going to close public comments and I'm going to open it up back to the resolution. I actually have one question, where did Robert Runanga go? The question I have is when will we know with regards to the grant that could potentially assist with \$3,600 per home with a connection fee.

**Robert:** We will know in October. In October we'll get the letters like the beginning of October we should get a letter saying if we were recommended or not, the way the process works is it's a pass through a grant from the from the feds. The state puts together its list and then sends it to the feds and then they will tell us officially it's really not until mid next year, mid 2019. At least we'll know in October whether we're recommended. Just one clarification too, the other reason I just want to say for the residents I understand that they're on the west side. Remember this is the area that floods the most and this is the big problem area. If you look at all the flood zone maps.

This is an area, so part of the reasoning was the income but also the area of most need to deal with the issue, the issue is of septic tanks that would start failing after a certain amount of time.

**Mayor:** The lowest lying area in El Portal is 86th Street that parallels Horsman it's not West of Horsman. It's actually parallels Horsman which is not included in the 99 Homes.

**Robert:** Yes. The area, the West Basin overall is the area the most significant area that floods per the FEMA flood maps, that's another reasoning of why we scored well and are able to access these these grant dollars.

**Mayor:** Any questions for Robert?

[indistinct conversation]

**Robert:** It would all be based on funding. This is an expensive proposition for any municipality especially for a small Village like this. It would be depending on funding, if we get participation from the county on this phase that frees up other dollars to go after other phases. I think and I've heard and I met with me councilmembers on this and Northeast 2nd Avenue is a priority and we realize that it's a commercial area and that you are going to get a big benefit there. That is also a priority. It's just a matter of when the funding is available

**Mayor:** At the last legislative session when we were in Tallahassee the design for Northeast 2nd Avenue was one thing that we lobbied for actually been lobbied for for several years now with regards to Northeast 2nd Avenue. Any other question for Robert?

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**Steve:** I did have a comment though. Also with the comp plan. We did look into tying in with Miami Shores once they do their 2nd Avenue corridor. It's killing two birds with one stone and not having Miami Shores go ahead and do theirs and then we have to wait and then we do ours. It's also its a song and dance between the two municipalities and also coming up with the funding.

**Mayor:** But they are done.

**Steve:** No I got something saying that they still have more work to do.

**Mayor:** I think they're done.

**Steve:** I got an email stating something different.

**Mayor:** We have a resolution. Is there a motion to accept resolution 2018-16?

**Roman:** I'll motion.

**Dreher:** Second.

**Mayor:** A motion has been made by Councilperson Roman, a second by Councilperson Dreher. Any discussion before I should roll call? Okay, hearing none, Christia.

**Christia:** Councilperson Dreher.

**Dreher:** Yes.

**Christia:** Councilperson Roman.

**Roman:** Yes.

**Christia:** Councilperson Mathis.

**Mathis:** Yes.

**Christia:** Mayor Cubillious.

**Mayor:** Yes.

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**Christia:** Motion passes 4-0.

**Mayor:** Okay, next we have on the agenda resolution 2018-17 which is our proposed millage rate. This is our term notice. We do this every July and I'm to have the attorney read it into the record. Robert thank, Steve thank you.

**Norman:** Resolution of the Mayor and Village council of El Portal, Miami Dade County Florida adopting the tentative levying of taxes, millage rate of 8.3 mills, taxes for the Village of El Portal, Florida and in accordance with the charter Section 4.05 for the budget for fiscal year 2018-2019. The first budget hearing will be held on Tuesday September 11th 2018 at 6:30 PM, and the second hearing will be held on Tuesday September 25th 2018 at 6:30 PM at the Village hall, 500 Northeast 87th Street and directing the Village manager to forward a copy of this resolution to the Miami Dade County Property Appraising Office providing for incorporation residuals, providing for effective date.

**Mayor:** All right. Thank you so much. For the residents, our millage rate is 8.3 and it has been for the last six years. We have not increased our tax base our millage rate and we're really hoping that with the increase in economic future development that we will have hopefully a robust increase in our tax base as Dr. O mentioned and make this all around a win-win-win. With that said our millage rate is proposed to be set at 8.3 and not the rollback rate. At this time is there a motion to accept resolution 2018-17?

**Roman:** I'll motion.

**Mayor:** Motion by Councilperson Roman, is there a second? Is there a second?

**Mathis:** Is there a discussion?

**Mayor:** Yes, we are going to have discussion, but I need a second.

**Mathis:** Second with discussion.

**Mayor:** Second by Councilperson Mathis. Okay, there's a motion to accept the proposed millage rate of 8.3. Is there a discussion before I put up for public comments?

**Dreher:** I remember last year we had some residents actually bring up the point that we had the mally trade for the same for the last I guess five years and this coming year they asked precisely to see if we could actually reduce it, see what we could actually do about it, or revisit

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that rate especially we keep hearing yes, we have upcoming developments coming into the Village but that was one of the considerations from one of the residents especially now that we see property values as well increasing year over year. That's just a discussion that I want to bring to the table, see what the council thinks about considering seeing if this could be perhaps changed or see what we can do about it-- for the last five years we've had the same rate.

**Mayor:** Councilperson Mathis.

**Mathis:** Are you proposing to raise the millage rate?

**Dreher:** Actually the consideration was to actually reduce it. That's one of the residents we had. That was the basic point that was brought up. Just want to hear from you guys.

**Mayor:** Councilperson Mathis.

**Mathis:** I would motion to raise the millage rate. Looking at our budget and the things that we need to do lowering it I don't think it would be a very good idea.

**Mayor:** Councilperson Dreher would like propose to potentially reduce the millage rate and Councilperson Mathis would like to propose an increase in it. Have you all thought of a number and what implication that has as it relates-- Have you discussed it with Irwin because it would completely change our entire budget and our workshop but we'd have to go into another workshop. I think those are numbers or percentages that need to be given to our CFO, so numbers can in turn be provided to us.

**Dreher:** You ought to remember that for every tenth of a mill that you are changing and you are only looking at over \$30,000, so if you lower by a tenth it's really not going to have any significant adds, except funds to the Village. If you raise it by the same amount you are going to have the same result. Even if you raised the five mills, or you lowered your five mills you will only be able to get \$65,000. It's really not that much of an impact. Especially in a year when we get our FEMA reimbursement we are going to be hit with a \$250,000 deficit we're going to have to make up. I think lowering the millage rate at this point wouldn't make sense.

**Mayor:** Did you have a number in mind? Have you discussed it with our CFO?

**Mathis:** Not in great length. I didn't, no.

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**Dreher:** Remember the maximum is ten. You cannot go over ten. You do not want to go over ten, we are at 8.3. Again, if we raise it to two mills we'd only be \$26,000.

**Mayor:** I am going to open it up for public comments. Okay. I'm going to close the council meeting and for public comments with regards to the millage rate at 8.3 either reducing or lowering it. State your name and address for the record.

**Garcia:** Ibis Garcia, 500 Northwest 87th Street. We're currently at 8.3.

**Mayor:** That is correct.

**Garcia:** Okay. And what I just wanted to clarify what he said that if you go up or down it's about 65,000 per tenths of a percent, 13000 potentially. It really is about the impact on the residents. I think if you raise it or you're lowering it, lowering it might be an issue I believe because we do have so many projects in the works, but raising it I think would be detrimental to a lot of people and a lot of the residents here as well. We have a lot of low income residents as well as higher income residents, but it will definitely affect the lower income residents the most, I believe.

We do pay one of the highest taxes in Miami Dade County. So that is already a burden for a lot of people I think going up might hurt them at this point. Maybe it'll be something to revisit again, but not necessarily raise it at this point. Definitely, at the same rate would be good, but lowering it might be a challenge for the amount of money you may lose for the projects we have in the works, just for consideration.

**Mayor:** Thank you. Courtney state your name and address for the record.

**Courtney:** Courtney Kirk 265 Northeast 87th. I would request the council really tighten the screws this year. I know we have a lot higher expense now in our front office from years passed, both with the attorney not saying that's a bad thing, but we need to watch our dollars. If you're talking about a tenth of a millage rate going to be \$13,000, we don't have ways to raise \$100,000-200,000 reasonably, so we need to be very careful on all our expenditures particularly in administrative expenditures which don't directly provide benefit to the residents. So I'd strongly urge and I'll be at the budget meetings, but I strongly urge the Council to tighten the screws and minimize the administrative expenses, reduce positions if possible if it doesn't impact the residents, because after all that's what that office does is serve the residents. Thank you.

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**Mayor:** Yes, you'd miss a good workshop, so you definitely need to make the next budget workshop Courtney, because that's in line with what we're doing is completely tightening the screws and be flat across the board, and cut back at expenses of administration. Yes we did that. Any other comments, public comments?

**Gigi:** Gigi Krop 130 Northeast 88th Street. I agree with the previous resident that I believe we should keep our millage rate the same because I see down the road there's going to be a burden to some of our residents that live in the Northwest side with the coming of the sewer system, and I don't think at this time it-- I think it might we might end up driving them out. As a Realtor of course I want to be able to resell their houses for more money, but as a fellow resident and a concerned citizen I don't want to have to be driving out our residents. Thank you.

**Mayor:** Thank you Gigi. Any other comments? Okay. Hearing none, I'm going to close public comments, and I want to thank you all. I have heard all your comments and that's one of the reasons why we've been pretty prudent with regards to our millage rate. We've kept it at 8.3 simply because raising it was one thing that we have not felt comfortable with. And as two of you mentioned we have a lot of projects in the pipeline that we want to make happen for the Village. But at the same time we have to operate as lean as possible this year with regards to balancing the budget and taking nothing out of the budget, we've had the privilege to be able to do the last couple of years in accommodating, getting police cars and slight renovation here or there.

But with that said and as a result of a few things this year we've agreed to balance the budget without touching our reserves. But I'm of the mindset which is my recommendation to the council to keep it flat at 8.3. We've been pretty fortunate that the last four or five years our property values have increased consistently, and we are hoping that as we move forward they will continue to increase in value and that's what the work with all of you do with regards to keeping up with your properties, with code enforcement, all of that has to do with the home values that continue to go up. So at this time I don't know if there's any further discussion from the council, but there is a motion for resolution 2018-17 to keep the proposed millage rate at 8.3. Any further discussions? May I have a roll call please?

**Christia:** Councilperson Dreher.

**Dreher:** Yes.

**Christia:** Councilperson Roman.

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**Roman:** Yes.

**Christia:** Councilperson Mathis.

**Mathis:** No.

**Christia:** Vice Mayor Nickerson is absent. Mayor Cubillious.

**Mayor:** Yes.

**Christia:** The motion passes 3-1.

**Mayor:** Okay our next resolution is our non lower tax rates are waste management, there is resolution 2018-18. If I can have the attorney please read it to the record.

**Norman:** The resolution of the Mayor and Village council of the Village of El Portal, Florida, Miami Dade County Florida adopting for solid waste and recycling services in the Village of El Portal as indicated in Attachment A, imposing solid waste and recycling assessment for property located within the Village of El Portal for the fiscal year beginning October 1st 2018, approving the rate of assessment in the budget for the fiscal year 2018/2019 and directing the Village manager to forward a copy of this resolution to the Miami Dade County property appraiser's office providing for incorporation of recitals providing for an effective date.

**Mayor:** Okay, great thank you. I don't know if the Manager wanted to elaborate a little on this one, this is our waste management. This is another tax rate that we've had flat for the last several years. Pretty lucky on that one, but I'll let you go ahead and elaborate a little bit before I ask for a motion or a public comment.

**Christia:** Yes, just to echo what the Mayor just stated, we are keeping this rate flat, while providing the maximum amount of service possible. We have a vendor presently we are working with, and we wanted to keep it affordable, while also addressing all of the needs of the residents. So to keep it at a steady, and to not raise, we wanted to keep what we have.

**Mayor:** Is there a motion to accept the non tax for the 2018-18? I things its 3.80, correct?

**Speaker 1:** Its 339.

**Mayor:** 339. Okay.

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**Roman:** I'll motion.

**Mayor:** A motion is made by Councilperson Roman, is there a second second?

**Mathis:** I second.

**Mayor:** Second by Councilperson Mathis. Any public comments, I'll close council meeting for public comments, on this non lower tax rate? Okay. Hearing none I am going to close public comments, any other discussion before I ask for roll call? Okay, hearing none, Miss. Manager.

**Christia:** Councilperson Dreher.

**Dreher:** Yes.

**Christia:** Councilperson Roman.

**Roman:** Yes.

**Christia:** Councilperson Mathis.

**Mathis:** No.

**Christia:** Vice Mayor Nickerson is absent. Mayor Cubillious.

**Mayor:** Yes.

**Christia:** The motion passes 4-0.

**Mayor:** All right great, thank you for that. Our budget hearings will be in September and they will be publicly noted. Okay, now for the fun stuff. All right, now we have a resolution, special exception 2018-19. If I could please have the attorney read into the record.

**Norman:** Resolution of the Village Council of El Portal Florida, granting special exception for a

Place of assembly, entertainment establishment, and alcoholic public service establishment within the existing building structure at 205 NE 87th Street Zone 4, Main Street zone in the midst of El Portal known as the Sanctuary. All application by the Sanctuary and El Portal LP,

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providing for fining, providing for conditions, providing for appeal, providing for violation conditions, providing for effective dates.

**Madam Mayor:** All right I want to go ahead and bring up the applicant and I want to just let the residents know that this is an item that came up that was supposed to come up in our June council meeting and we deferred it to this council meeting based on comments, suggestions and concerns that their residents had in the surrounding areas of El Portal. Some have-- I'm sorry.

**Participant:** [inaudible 00:50:51] issues.

**Mayor:** You're not going to-- Go ahead.

**Participant:** Before we begin I just want to make sure that it's clear that this is a quasi-judicial proceeding. Anyone who's going to testify needs to state their name for the record. If you're going to testify please stand so you can be sworn in. Do you solemnly swear to tell the whole truth and nothing but the truth?

**Witness:** I do.

**Participant:** To the extent that any applicant who just testifies, they will be subjected to cross-examination if necessary. Anyone wishing to appeal from these proceedings will have to obtain a complete transcript of the record for [inaudible 00:51:29] purposes.

**Participant:** Point of order. Can we get the microphone to sound a little louder. I can't hear you.

**Mayor:** [inaudible 00:51:37] I'll try to speak louder if that helps you.

**Participant:** Thank you.

**Mayor:** Brian.

**Brian:** Thank you Madam Mayor and the members of the County. For the record, my name is Brian Adler with Law Offices at Bilzin Sumberg, 1450 Brickell Avenue, Suite 2300. I'm joined here by my colleague, Carly Grimm. On behalf of the owners and applicants, this sanctuary in El Portal LP, we've got Seth Kadinski, Sam [unintelligible 00:52:04] and Sasha Domingo's. For the record and as the mayor mentioned, we were here last month on June 26th, but also we

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were here before the LPA on May 15th. With your permission I would like to incorporate both our May and June hearings into tonight's proceeding.

The property is located at 205 NE 87th Street on the NE 2nd Avenue corridor. This is a property that's on NE 2nd Avenue between NE 87th and NE 88th Street, and what has been commonly known as the Sanctuary by the village. We have an existing structure on the property. It's about a 30,000 square foot structure fronting on NE 2nd Avenue. It was built in 1952. We're not here as we've explained in the past, to tear down that structure. We're actually here to do an adaptive reuse of that structure, that's in line and consistent with the vision that was adopted by the village in 2013, and then it solidified recently by the adoption of their land development and regulations and changes to the comprehensive development master plan.

With every purpose, we're here for two, basically two requests this evening. If I can, if it's appropriate, if we can, I'm going to make my presentation on both the resolutions that are before you this evening because they're really interrelated. One is the special exception, and one is the site plan approval. The special exception is for a place of assembly and entertainment, and for alcoholic beverage service establishments. The site plan is for the modification of the site plan or the approval of the site plan that is being presented to you. I just mentioned the 2013 Charrette. In 2013, the village, the village residents, the council, interested parties, all got together and they said, "What is our vision for the future?" That vision as Dr. Rose mentioned is for the NE 2nd Avenue to be a Main Street.

I think in line with that is bringing development and bringing future development to the village. In line with that is also going to be-- Some time is dedicated even to water and sewer facilities. I know that they're starting in one area. I did stop by the water sewer department. They do have a map. That map does show NE 2nd Avenue getting water and sewer in the future. That's something that we're looking forward to as well for his property because it is going to facilitate, as you mentioned. There are certain limitations that you have when there's no water sewer, and those are things that we are working on with the assumption that we have one insurer, but I think we also hopefully meet it with what we have going today.

We did have comprehensive hearing in May. We had a comprehensive hearing in June, which wasn't a hearing but it was more of a discussion. From that and prior to that, we had dealt with a few different issues that had been raised. Really, there were few items that came out of the main June presentations. What I want to do is actually thank you for the input that the council gave and also for the residents because out of that, we've actually done some modifications.

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One of the items was valet parking and circulation. I know there was a concern regarding one way in, and if you can't find a spot, one way out.

In your package, you actually have a revised site plan that was a culmination of the comments made by the residents, some suggestions by your talented outside staff for Serbia.

What we've done and what is before you, and what I have here, my colleague Carly Grimm has a few extras if people want to see, is that we've incorporated a change to the site plan that eliminates certain spots but allows for internal circulation of the site so that if you pull in and there's no parking within that row, you don't have to leave the site, circle the building, go back out into the street, but you actually have the ability to circle internally. As far as parking goes on site, under the code, we required 58 parking spaces.

For self parking, we have about 25% more than is required for self parking. With the utilization of valet parking, we actually exceeding parking by more than-- We provide about 200% of the parking. We were providing about 128 spaces the last time when 58 was required. We have decreased that down to 119 spaces, still more than double what is required, but at the sacrifice of those nine spaces, we're going to be making up for it with internal circulation that's going to be utilized for valet parking. It's only going to be really for those nights that there are events at the facility that would require the excess parking. Again, parking is 58 under the code.

We've got the ability to have 72 self parking on a standard day, 119 on another day. I think the end result is a site plan that actually functions better, and I think functions better for the council and the community. The second item that was raised was the adjacent to the property to the North, whether there was request. Originally they said a wooden fence. They said, "No, we prefer a wall across a portion of that property." We have proposed on the site plan. We've submitted a modified site plan that does have 85 ft of a precast wall that should satisfy the concerns that were raised there.

A third was regarding the parking that is adjacent to that property. That is a green space right now. We've put in and proposed the condition that that does not get utilized for structures. That's really going to be utilized if there's going to be an event, and that's going to be utilized for valet parking. It's not going to be as drive. It's not going to be paved, that's going to be a green area, and it's only going to be used essentially when there's overflow parking needed. That's really to internalize any impacts rather than to have any impacts on the surrounding community. Then the fourth item is the tenant mix.

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I think there had been a request or a suggestion that we try and cater to or try and attract tenants that are village tenants or some foreign tenants. There are some people that don't actually like name brand tenants. There are people that do. There's always going to be a mix on that. Starbucks is a great example. Some people love Starbucks and they want to go to only a Starbucks, and there are some that say, "It should have catered a local coffee shop." What we've done is we've proposed the condition with the council and staff that says essentially that they recognize that this project, this development, is intended to be an economic catalyst for this city, for the village, to help activate NE 2nd Avenue.

What they've done is they said, "We recognize this is an economic catalyst for NE 2nd Avenue, and they will aspire to attract certain tenants for businesses that are local in nature or that promote the arts for the village, or the vision of the village shared. We've proposed these conditions. We've submitted them. I think they've been incorporated into staff's recommendation to the council. We are prepared to do a whole hearing based on the prior hearings that we did, but I think that we've already flushed through a lot of the site plan and sexism, charging by the words, tonight so that I have to try and limit my presentation this evening.

I'm just going to sum it up. This property and the redevelopment of this property and lease of this property, rather than tearing it down because we have much less. If we were to tear this down this evening or tomorrow, we could actually build a lot more square footage under your code than we're proposing. What we're really proposing is to try and limit the impact, re-utilize this structure to a way that everyone knows the structure. We're not going to tear it down. We're actually to do this within the vision of the city. It's consistent with the city's new master plan, it's consistent with the zoning code and the land development regulations. We satisfy the criteria.

We've gotten through the criteria in the past. For a special exception and for a site plan, we resubmitted a revised letter of insurance just detailing what we've stated in the past, how we meet the criteria of the village code so that you have it before you on your record. It's really the perfect launch for the village's vision that was adopted five years ago. Madam Mayor, in your last several [unintelligible 01:00:01] the village addresses you have addressed this particular property and I think the village has been looking for this property to be redeveloped over time.

A lot of topics have gone into this evening about your millage rate and how can you lower the millage rate for the residents. The way you do that is by increasing your tax base, increasing

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your revenues and by bringing in businesses that can help generate the revenues and the taxes for the village. We do view this as a win win for everybody. It's going to be a great development with entities like the Nu Deco Ensemble and restaurants and office space in retail. I think it really embodies the vision that was brought forward in 2013 solidified last year with the adoption of the conference of Planning and the land development regulations.

We are here to answer any questions, but we do seek your approval this evening of our site plan and the two special exceptions that have been requested for the place of assembly for basically the Nu Deco Ensemble and for the service of alcoholic beverage. We are here for any response, any questions you have. Again, I do want to thank the input that we've received both from council during the hearings from your staff and from the residents because in the end I think that we've come forward with what is a better site plan.

**Madam Mayor:** Thank you Brian. Juan, I don't know if you wanted to come up before I open up for public comments. Does it have the council? I wanted to open up to public comment. There's a lot of residents here. Did you guys have anything for Juan or Brian before we do? Okay. Hearing I'm going to open up for public comments at this time.

**Juan:** According to Kurt 265 NE, 87th street, well in general, I do support the use of the property and the way it's intended. There are a few deficiencies notably their traffic plan. The Florida Department of transportation has their uniform standards, minimum standards. NE 88th is incapable of having two way traffic and I'm going to read from their code. This is not me making it up. This is the current code from the Florida Department of Transportation, the minimum width of a two way residential roadway should be 20 feet from edge to edge.

Now, does anybody have an idea of what this is? It's 15 feet. Further on, under constrained condition or in some very rural areas, lanes nine feet or narrow or maybe used. Lanes narrow or the nine feet are prohibited in the absence of a design exception. The idea of putting traffic on NE 88th, which is not even my street, is a detriment both to the safety of the residents as well as users of the sanctuary. When we look at NE 87th street, there are double lines two double lines.

This now comes from the United States Department of Transportation and these are available on their websites, splitter or median islands, which are areas enclosed by two double yellow lines are considered to be physical barriers and only crossable in emergency situations. That means that the only way into the sanctuary legally has to be coming west bound on 87th street and traffic may only exit towards NE 2nd on 87th street. That is not what has been in the

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submitted and I wasn't at the last one, so maybe something's changed in that. The submitted traffic plans had traffic going in all directions.

I strongly urge the council to avoid appeals, lawsuits, et cetera, to have the requesting party address these legalities. This is not what Courtney wants. This is what the law calls for.

Having said that, that also coincides with the fact that this is a NE 2nd corridor. This is not a NE 87th street or NE 88th street corridor. Forcing traffic out to NE 2nd allows people to maintain their residential areas nearby and also forces traffic to go either north or south and then as necessary east or west. I strongly recommend that council address that in writing with these ordinances.

Secondly, the concept of having 300 people without police supervision is short sighted. Even when you rent this village, all you have to pay for off duty police officers, I would recommend, request that the council again put in writing that any use of the sanctuary area for public event over 100 people require two, whether it's off duty or on duty police officers to ensure things go well. Since this is combined both with the site plan and the alcohol special request. I'm going to address that if, if that's acceptable.

The hours during the week of alcohol is after our quiet hours, meaning they have until midnight currently in what I've seen proposed that is two hours during the week, after our quiet hours, I am concerned that they put in some real effort to making sure it does not become rowdy. That restaurants at 11:30 or 12 are not slamming the dumpsters because having worked in a restaurant, I know that happens, but that's right next to some people's homes. Those things are what will make it negative. On the bright side, this is with some minor modifications, good use of the property and should help the village El Portal with the NE 2nd corridor, not NE 87th or 88th. Thank you for your time.

**Madam Mayor:** Please Brian.

**Brian:** Thank you Madam Mayor. During the last hearing and I apologize, I know you were not able to make it, but we did address that. We recognize there is a double yellow line and it should be a right turn out only to discourage crossing of the yellow line and we're also going to have the valet parking try in to coach valet parking so that when people leave that they're instructed to try and please leave onto the main streets. We have NE 87th street, NE 88th street and NE 2nd avenue. One of the suggestions at one point had been access to NE 2nd avenue.

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I've submitted to council, we researched that heavily and I've got for you certain guidelines and what I have is the Florida Department of Transportation published guidelines and recommendations to driveway locations, driveway near bus stops and driveways related to pedestrian environment. These are referenced to principles adopted by AASHTO, which is the American Association of State Highway and Transportation Officials. We went further we also contacted because NE 2nd avenue is a county road. We reached out to the county and I've got these guidelines here for you as well.

In essence, you have a bus stop that's literally right in front of the property. With guidelines for urban form. They generally do not want your, do not want the cars crossing when you're trying to activate a pedestrian street. They don't necessarily want cars crossing that pedestrian street because then you'd have 87 crossing into the property and 88th street. The guidelines really discourage number one, putting driveways near the bus stops actually it's prohibited because what happens is there's a car coming out and the bus stop's there. They can't see past the car, they can't see the pedestrians, so they actually view it as a safety issue.

Our building has very limited setbacks already and so any way of trying to place driveways that traverse parallel to 87th or 88th street, even if we were to clear to cutout would actually be putting cars. Driving here would be a pedestrian walking on a sidewalk and a car driving this way or this way, making it also a hazard. I reached out to the county and this is the road and they said "We believe the driveways where they're situated are the appropriate places for driveways." They look at several factors and they said that if there was a cut out on 87th avenue, I mean on 2nd avenue, they would only recommend it at all if it was going to be for some parking in the very front, but not for parking in the rear.

That would be limited parking. It would take away from the focal point of this project and would actually create a much larger concrete space instead of a green space. We did explore those provisions. Being 87th and 88th, because that would have to come from the county to even have that approval being 87th and 88 are the existing [unintelligible 01:09:10] roads and I know there are certain things where you're adapting to a site plan versus if we're building something new, but we have an existing building so we have limitations on where we can place our driveways.

So with that we tried to come up with the best plan. I think we've done some modifications and I think with a right turn out, especially on the streets, we looked at it again and we absolutely agree crossing the double yellow line is not appropriate. So with internal signage and with Valet, I think we're all going to be able to address that. With regard to police presence or

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circulation, a lot of our events are Nu Deco Ensemble, et cetera, that would be imposing a condition or restriction on development that would not be found in a lot of other places. One of the things we're trying to do is attract businesses here and attract restaurants here especially with the hours of service and hours of alcohol.

One of the things that we had agreed to is within a year we'd look at, you can look at how our, and I think that's one of the conditions that we worked through with stuff regarding making sure that whether there is a need for a warrant for additional review et cetera. I think that imposing preemptive conditions could hinder our insurances businesses et cetera. I think they're looking to operate and be a good neighbor within the village, attract the high-end type of restaurants, retails, et cetera. Not make it over burden in a sense that they want to go and look somewhere else. We've really worked out a lot of the conditions that we have.

Actually, if I may I'd like to submit these for the record. This is the transportation. I'm submitting this just so you know. Not to count everything that you're saying but to tell you that we listen to every comment and we explored and we said, "Okay, with the bus stop, with the car park that is 2nd avenue, in fact, this is really for pedestrian access. What we have is existing. We do think the best way is absolutely to limit the turning when you exit the site so that they do not cross the yellow lines. I have extra copies for everyone if you want. I highlighted to include this. If I may.

**Mayor:** Go ahead and you're going to approach the dais. Any other public comments from any other residents?

[pause 01:11:25]

**Courtney:** Again, Courtney Kurk. NE 87th 265 NE 87th. Assuming that what the gentleman just said is true I would strongly recommend that the site design knowing the drivers here in Florida incorporate forced curves that do not allow people to make a left turn on NE 87th out of the parking lot. Secondly, if they're not going to force people out towards NE 2nd on the NE 88th street side then that means that's the only way to go East from there and you are going to see significant traffic on that road which is not handled, which is not equipped to handle it.

Again, if the requesters would like to be good neighbors that they say they would, we need to force this out unto NE 2nd, go through the existing entrance and exit they have but force it. Right turn allowed, use the curves to force people out to NE 2nd. That's the right. That's the safe way to handle it. Regarding the use of police officers off duty or on duty, this is standard practice. I encourage you to look at the University of California. What they have for their

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different sites, depending on the type, the quantity. They have a risk matrix which tells you how many police officers you need.

I would say that this particular hall right here being 60 feet away from the police station would be at the least risk yet we require users to pay for it. To pay for police. That is not unreasonable. That is for public safety. Finally doing aid you get one year free and then we'll look at it. It's not really a good approach. If you get this deal for free, if you get the rob for free then we'll talk to you again in a year. That's not the right approach. That's why we have the safety.

That's why we put things in place. That's why we have rules. That's why we have laws. If we are good neighbors which I've heard repeatedly then we will want to work with these conditions. We will want to say this is what's in the best quality of living for the neighborhood. It doesn't pro-- I mean we're talking about if you have more than a hundred people, you're talking about \$40 times \$280. Now let's say it's a 3-hour performance, that's \$240. It's like \$2 and 40 cents per ticket. That's not really much to ensure the safety and security versus a large number. I'm not talking about the restaurant. I'm talking about events where people congregated, entering and exiting at a single time. Again, that's in keeping with what most civic organizations do for places of assembly. Thank you.

**Mayor:** Thank you, Courtney. Any other public comments? You're going to address them after Bryan. Okay.

**Yves:** Yves Garcia, 500 NW 87th street. I concur with the gentleman before me. I do events. I'm a sound engineer. I work in events. I've been doing it for 30 plus years of my life. Security is always a necessity in larger events. It's a given. If you have somebody get out of control, you have somebody there to quash it. Whether it's private security or police security. Security is a necessity specifically for events. Unfortunately, there's just no way around the security issue unless there's a presence there to in a sense intimidate someone from not doing something they should not be doing in the first place. Other than that I think the site plan is excellent.

I think they're going to do a great service to bringing in business and new energy into NE 2nd Avenue. It's already happening up the street. We've got a new wine lounge in Miami Shores. We've got-- I read the egrid every month. I see the coming restaurants and places that are interested in coming up that corridor, so there will definitely be a downtown type of feel for us that will bring in new businesses, new money, new-- exactly why we want to raise the millage rate in the first place. Income. Income into the city that's not coming on behalf of the residents but an outside force.

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I think it will be a positive all the way around for the neighborhood but security is something and like he said the traffic issues forcing them all to 2nd is a very good idea whether it's signs or however you need to do it. I think that's an excellent idea as well but security would be something to consider immensely.

**Mayor:** Thank you, Yves. Any other public comments?

**Daniel:** Daniel Rojas. 60 NE 86th street. I think it's long overdue. I have a slightly unrelated comment regarding the fence and the code for the city. It seems like there's a very limited mall material for us residents. I'm not sure if they had the challenge in order to find something to bid the city. As a resident you might want to put-- I recently had to look at the code and if I have to put a fence, newer materials that are soundproof that are hurricane proof. It doesn't seem like our code is up to date with all these and our [unintelligible 01:17:22] you can review that and update it. That's it. Thank you.

**Lee:** Good evening. Lee Clark. 265 NE 87th street. I just also want to say that we are very excited for this project to come forth. We've watched the building sit for a very long time. I remember when it was the church and it was ending and we heard children playing in that little playground. It's nice to see people wanting to invest and make our village active again. I'm going to talk about the security with the police officer because as a teacher, security is important. It's much better to be proactive than reactive.

If we have an encode in writing that we will have a police officer there. It's standard. This is the way it is, but for us to have an event happen and then all of a sudden have to be reactive, it can work very poorly upon our village, the site, and everything else. I think that you should take into some consideration about putting a police officer in. I don't know what the numbers would be but take a look at it. Compare it to what's here, compare it to what other events hold. I know we got married on [unintelligible 01:18:43] in a temple and it was about a hundred people and we had to have police officers there. Just take that in consideration. Thank you.

**Mayor:** Thank you, Lee.

**Marybell:** Marybell [unintelligible 01:19:02]. 157 NW 88th street. I have two things. The first one is that as president of the woman's club of El Portal, we had an event just down the street of Miami shores and we had to hire a police officer for us to have our event at St. Martha's. It was 75 to 100 people. We still had to have off duty police officers from Miami shores to provide security for us. That's one thing. I'm in support of the security. Second thing

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is the letter that was written by Ingrid and Miguel that was provided to us. With the writ. I live in 88th street and I'm constantly traversing it and I agree completely with this.

It's too narrow. Is it possible if you cannot take people on 2nd Avenue then maybe there's a fence or something that's only in exit out on 88th street that you're closing it off? So that people can't think to go in that way, that's an idea that when you go up to it, it just opens up magically and then it closes up when you leave or something like that. We need to try and consider that. I mean the speed bump always come up when we talk about [unintelligible 01:20:14] forest to slow people down, but that's the reality.

I am in direct support, I totally want it, I've lived here for 17 years and I've been dying for a downtown area. The reality is that if the client's walk or visit our area, people ride their bicycles, they walk their dogs and I think that's the biggest concern, is the security and safety of the residents that want to be able to come because they are always out in full force, especially in the North-East side walking and those are the most narrow streets that El Portal has. Thank you.

**Mayor:** Thank you Marybell. Any other public comments? Going once, going twice. Okay, I'm going to ask Brian to come and respond to those.

**Brian:** Thank you Madam Mayor, I'm going to address first just defense issues so I can address that. When they started with this development they actually reached out to the property owners to the rear to try and ascertain what their desires would be if they would allow for a fence instead of a wall et cetera. Initially it was yes, then it was no, they honored that. I know there's a concern maybe unrelated of reviewing the fence or guidelines but one of the things we did proactively address that and even when they originally said yes to a fence and revoked it, and said go with a wall, we didn't fight that we went with the wall.

Regarding 88th Street or 87th Street or other streets, a lot of the residents and what we're hoping is that the residents will be coming to this particular property and utilizing this property. What we don't want to do is corner off and alienate the property from the residents that are to the rear whether it's on 87th, 88th, 89th, where they're coming up 2nd avenue or any of the eastern streets. What we're looking to do is- and with most properties and there's always an enforcement issue we do want to put up the signage and we're going put up the right turn only and tried to ensure that the valet tries to direct people.

Please follow the signs, this right turn only here et cetera when they're leaving. There is always an enforcement issue whether it's an upper-tail City of Miami, if people break the traffic rules,

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then there's an enforcement issue and they can get cited for violations. We do agree that they should not cross the yellow line and we do want to address it with signage. With regards to trying to keep people out, if someone lives to the east what we don't want to force them to do is go up, out, make them not be able to turn fence off 87th or 88th go up to 89th, circle back and come back.

What we're trying to do is try and adapt to the residents that are going to be participating or enjoying the restaurants and I think that once it's open there will be many in the area that are going to be enjoying the restaurants. With regard to security or police, I go to weddings all the time and social functions and family parties et cetera that do not have police and do not have security. I just went to a wedding in February, more than 75 people they were no police. Nu Deco Ensemble currently plays in Winwood, they don't have police. I think that what we're looking at is.

These are the kind of things where people had mentioned they were acquired, I don't know who they were acquired by. Some venues may require on their own as part of their contract to have security or police so that may be something that in the future, something that if it's warranted, that's a self-police everything that they can ask for. I think it's a little bit of a burden to try and require it on the front end without there being any issue. I think it's a little different than stealing because they're not looking to go and commit a crime and then say, "We stole and now let us off the hook." I think we're looking for a successful project and to attract the tenants and the occupants that are going to bolster the business.

The best scenario is it's such a success that they want to have the least but for weddings, for smaller events, especially while it may not seem that much it's expensive and requiring police versus security, I think also a lot of places may have security. It's one of those things where we don't think it's warranted at this time. There is a condition that we have that says a follow up study, including an updated traffic report to be conducted over one year after issuance of the first [unintelligible 01:25:07] to ascertain the impact of the project. So they're required because, also they're also required at the outset, they're not going to be full at the outset.

There's going to be ample space and I think in a year, we can do a follow-up study, and we can present it to the town and that's part of your recommendation. I think that imposing it now is placing an undue burden at a time when they're trying to attract the businesses. I think those were basically three items, security or police, the turning and the fence issue. I think you will receive a follow-up study and that's something that we did work with staff. The hope it is very

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successful obviously but that people obey the traffic rules, et cetera and so we're committed to working with our valley company to try and address any issues as well.

**Mayor:** Any other public comments before I bring him into the council.

**Yves:** Yves Garcia 500, NW 87th Street. Just to reiterate, a wedding is not an event, it's two completely different functions. When you produce an event, it's different than when you're inviting friends or family over to a wedding. You're talking strangers compared to people you know for the most part. Even at weddings, most venues nowadays, doesn't matter what the venue is, whether it's a church, a bar, a night club, any location requires security. That's just because in America, there's a heightened sense of things that have happened. So now it's become even more prevalent.

There's not an event that I do that does not have some form of security in it period. Whether it's private security, whether it's most usually city police, whether it's the city of Miami, when I do events I pay for it when I do events, it doesn't matter the location. Security is a requirement and usually the person making the production pays for the security and then they tend to pass it on to the clients one way or the other, but that's just a correction, that most venues do require security of some type. The person renting the location ends up paying for it. Thank you.

**?Police:** Good evening. Just to give you this [unintelligible 01:27:45] police department, just to give you a little history of as to why we ended up having an off duty officer here. The reason why is because when outside people were renting from here, we would have either, we were not allowewd to have alcohol here. When we did not have an officer here, the individuals would sneak in alcohol here. The minute that we leave, we would have DUI stops out here or they would bring weapons in here. It took the vice mayor of El Portal to get run over by an individual that was doing an event, so that we can have an off-duty police officer here. That's why we have it here.

[background conversation].

**Mayor:** Got to the podium.

So just to give you history as to why we started having it here. That's why because it was an ongoing issue. We have an officer that's just patrolling the city. When you have an issue here, you're taking that officer from the city to come here and deal with the situation. Then that's when the council went ahead with the city manager at the time and approved to having off duty

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officer here to prevent those issues from happening. It actually took the vice mayor to get hit by a car so that they would have a off duty officer here.

**Mayor:** Thank you. Before I close public comments.

**Juan:** Good evening, Juan Ferran 255 NE 87th Street. I completely agree with the comments of all the security at night and including as well what they say about the parties or events after 12 up to 2:00 AM. I believe that's too heavy for the residents living nearby to have a party or something like that at that time? Then I've got a question as well in regards to the fences. You mentioned that you have a fence on the east side but what about the one facing the east side? Are those going to be the same height? Are they going to have the same fence or are we going to have a different fence on both properties? That's it.

**Mayor:** Brian, did any-- Brian?

**Brian:** Originally it was going to be one uniform fence that was going to go across. Someone asked for a wall, but she didn't want a wall across the entire fence of her property because she felt it would create more canyons. It's going to be a uniform height, but it's going to be behind the property and it's going to be six feet across uniform. I think it's about eight to five feet of concrete of precast and then fence. People have different preferences so we tried to accommodate the preferences of the immediate neighbors that are affected.

**Mayor:** Just for a point of clarity. It was not this vice mayor. It was years ago. It was someone who had consumed too much alcohol and had hit the vice mayor. We run council at the time.

**Vice Mayor:** I didn't get run over.

**Interviewer:** No. It wasn't you. It was our former vice mayor, but thank you Brian. Joni.

**Joni:** Hi. Joni Hector, 260 NE 88th Street. First I'd like to thank Seth. He actually came over to my house and looked out in my backyard to see why it was I had flip-flopped on a wood fence as opposed to a wall and I believe he understood. Secondly, Bryan, you had just mentioned the six-foot fence. Seth, you had looked and we talked about an eight-foot fence. I have to say an eight-foot would be the way to go.

**Seth:** I wasn't trying to pull the gas on.

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**Joni:** No. I didn't believe you were. I'd like to also address the security issue because the other thing that I look at having gone to other events and everything too is not only is it great for the security, but it's also really good to help empty out the parking lot at the end of an event so that people are not hanging around because I've lived in my house for 34 years now. I remember when there were a lot of weddings going on at the church and it would get noisy and people would be out in the parking lot for an hour, two hours after a wedding having fun and laughing and slamming car doors and it was not very pleasant.

The thought that we could have security and we would be able to have the traffic moved out more rapidly after an event I think would be very appealing and very helpful to the neighbors. Thank you.

**Mayor:** Thank you, Joni. All right. I'm going to close public comment.

**?Participant:** We can [unintelligible 01:32:57]

**Mayor:** We're going to give you a chance to speak. No worries. Give me one second. You still have to hear the council.

**Micah:** Micah 265 NE 87th Street. I know at the May meeting we had talked about the whole thing with the parking and we talked about a lot of people Uber nowadays and how everybody is taking Uber and Lyft. Is there anything in the site plan to accommodate for where the Uber drivers or the Lyft drivers should pull in or pull out, or is it going to be something where they're going to be stopping on NE 2nd or coming down 87th Street trying to pick people up? More recently I've seen at locations where they have specific pull in, pull out. Is that going to go through valet?

I haven't heard anything and that was brought up in May and I just didn't know if that was any part of the contingents with the new parking plan. Thank you.

**Mayor:** Seth, Sam, Bryan.

**Seth:** Seth Gadinsky, 3530 Pine Tree Drive, Miami Beach. That's the first time it was brought it up. I'm going on the fly here, but I would think logically where people would come and drop off their car for valet would be a great time and place for somebody. I certainly hope people aren't just stopping on the street and hopping out. We obviously can't control that too much, but I think it wouldn't be a big of a burden and just pull in, people get out and they just keep going out onto the street. The best I could give you right now.

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**Mayor:** I'm going to close public comments. All right. Public comments are closed for Resolution 2018, '19 on the special exception. I'm going to open it up to the council. I wanted to say a couple of things. As I read both resolutions I appreciate the language that has gone in there of the effort to be able to somewhat accommodate a request. I do believe that the traffic is something that as much as we are going to be able to try to figure out a control is going to be one of those variances that is going to make it up.

With that said, how we start the relationship is going to be significant and important and how we move forward. Well, I understand let's revisit this in a year my concern would be more of the security revisiting that in a year, because how you implement some of them from the beginning and then have them change their mind, "Oh, no, we're going to do that in a year," that to me it would make most sense that from the get-go this is how this is going to operate. This is how we do business here.

If you're going to want to rent a facility it comes at A, B, C. When they come in and they see how amazing the location is, they see how amazing it's all going to look they're going to want to have that. Unfortunately we live in a time and an era where security isn't necessary. We're starting into a new academic year and security isn't required at schools. At schools where kids go to study and learn and we're not going to have it in an event where people are going to be drinking. I'm inclined to say that I think it should be something that-- I'm great with everything.

I think you've been accommodating, but I think that security is something you're going to really have to meet us halfway on if not all the way because our foundation of El Portal is our public safety. We pride ourselves that we have a police department. We had a big town hall and residents were here and very vocal about public safety in one of the police officers. Well, it would be really great to say that, "Hey, we have this great community partner coming in and, guess what, their priority was your safety and the safety of the people that come into those events." That's a huge selling point.

I think Courtney will be really happy. We won't get any e-mails from Courtney. We could accommodate this one thing. I think everything is hard to give in, but to concede on something like this as a mayor and as I have a school across as well from the location, there's nothing even as you all as a property owner there's nothing more important than safety. It doesn't really matter what we do here. It doesn't matter what we say here, safety is hands down the most important thing that is.

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Our role as public service is a security safety for our residents. I implore you to really consider that and to revisit that and Seth is shaking his head the right direction. Good for you.

**Seth:** No. That was of waving the white flag.

[laughter]

**Mayor:** All right. Those are my two sets and I open up to the council. Any comments on this resolution to Seth, Sam or Brian?

**Participant:** Thank you mayor. I agree for the security. That's important to me. I do agree that we need to set that from the start. It's much easier than trying to come back especially if something happens. I'm trying to be loud. I do agree and that's really all I need to say or I have to say.

**Mayor:** Welcome. For the record, Vice Mayor Nickerson is here.

**Vice Mayor :** How [unintelligible 01:38:32]

**Mayor:** He is not the one that got hit by a drunk driver.

**Vice Mayor:** I was not the one that got hit by a drunk driver. It was actually--

**Mayor:** Linda Martin.

**Vice Mayor:** Yes. Our greatest vice mayor. I could never ever, ever be as good as her Linda Martin she's wonderful. Took me under her wing when I first got on and I'll never forget what she did for me. I just wanted to say that which the mayor we worked at town hall on Saturday and public safety was the issue for that and we had a long discussion at the town hall just about the importance of public safety. We had said this before to one another, how no matter what your village is and no matter how we do things to beautify it, and no matter how much El Portal is like a gem in Miami Day County, that if you don't have everybody to feel safe within their community, none of that stuff will mean anything because eventually it all starts to crumble down.

I concur and I echo what the mayor said about public safety. I also want to say that we do appreciate all the work you guys have put in. We do realize that we do want to work together all of us because that church, that's right there on the main corner of our entire village, because

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87th Street is our main street and northeast second is our main street. It's a corner lot of that and we do want that to be developed. We do want that to be developed. We do.

You guys in our community, we do need business taxes. We talk about more police officers being needed. We talked about that this weekend but we don't want to raise the taxes. You guys have to understand this. This is what we were talking about on Saturday. We ought to understand this. El Portal is within certain limits. El Portal is within the same limits that it was in before. We were next couple areas but we're in the same basic limits we were in before. The reason why I bring that up-

**Male Speaker 1:** I'll leave somewhere.

**Vice Mayor Nickerson:** The reason why I bring that up is to say this, even though our community is the same way it was before 30 years ago, 40years ago to where we don't have business tax, we didn't have 30 years ago, 40 years ago. We don't have that type of stuff but the thing about this society's changed. It's more predatory. Younger kids committing more crimes, so we do need more police officers. If our community is just so large where we can't expand and build out to get more tax base, we need to have business taxes. We need this and so we need you guys. We want you guys to treat us the right way. That's all [unintelligible 01:41:54].

**Mayor Cubillos:** Thank You vice mayor. Any other comments for the applicant before it's for motion?

**Male ?Speaker:** Definitely here, we heard the voice of the residents. Know we had a couple with the members and just to be quick, I know some gets it but security, having police officers presence there during certain limits over the events, definitely will help. I concur I live next door and I get all the events here from this hall, so I totally understand our neighbors when they are asking for that safety caution in there for those events.

**Mayor Cubillos:** Did you want to come up and address that tax, Sam? Just come.

**Sam:** No.

**Male ?Speaker:** Some moves I think I went into the Academy now too as well. [laughs] We hear you and probably I guess it's just interesting that it's waited for now to come up. I guess obviously there's something probably we should have discussed a while ago. We probably would have dressed it then but we're addressing it now and that's just fine because we want to

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be the kind of neighbors that we keep saying we're going to be. If having security there from the start makes people feel more comfortable about it, then absolutely we will do it.

I guess maybe we could work with-- Not every event is going to be a 300 event. I mean, there's going to be smaller things and weddings like [unintelligible 01:43:28]. There's a differentiation so we don't have to maybe get a hold of it. Maybe leave some room to negotiate with staff about the size and the extent of it all, or maybe we want to come up with a number over cir-- I don't know. As opposed as to just blindly every single thing that goes on there. Are you comfortable with something like that? That would be my only well comment.

**Mayor Cubillos:** I was looking along the lines of adding it to the resolution that is before us this evening as something a little more concrete. It actually has been brought up but one of the reasons I stepped over to speak to the attorney was because I don't know the council. I was under the impression that, that per event there was going to be a permit that required that. It had been brought up. I don't know if I brought it up, Tom but it was brought up before. I don't remember what [crosstalk] Talked often.

**Male ?Speaker:** Excuse me. All the things that we've discussed overtime except for maybe the internal circulation, would be, I would think probably the number one issue in their communities.

**Mayor Cubillos:** I don't know-- I do agree. If it's a daytime wedding, maybe it's not necessary but I'm not the attorney here. I'd leave it to Bryan or to Norman to how we could add that line to the current resolution. You all took the time to add language without the tenants, you all took time to add the language about the green space. Clearly, this is right up there with importance with green space and the language of the tenants that I would like to see it added on the resolution. Norman, I don't know if that's something that you can or we can do add on the record or that?

**Norman:** We'll just [unintelligible 01:45:06] from here. There's a couple ways of doing it that I've seen. You can have a language which basically says if you can have a special event, would you [unintelligible 01:45:14] define and have that requirement either from the off-duty officer or for armed security. Or you can just go by hours which would have a mandatory after the officer or security personnel. Just for example to 6:00 PM to close, that would be [unintelligible 01:45:35] requirement to the special exceptions granting [unintelligible 01:45:39] some profit. You can do both ways. You can have a requirement for special [crosstalk]

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**Brian:** I'm going to step down, this is about my pay grade. I think but just as owner, I think the ultimate goal would need to-- Assuming that you approve the project, which I'm hoping, that if there's still some loose ends on this set, maybe we would just come back and go out to find it out. The understanding we were going, we will have security. We're not trying to weasel out of that but that sounds like [crosstalk]. It makes everybody feel might not happen in the next 10 minutes. I know, maybe-

**Mayor Cubillos:** We're using something a little different years. We're using security who is in law enforcement. We're talking about local and wanting local shops and local support, I would like there to be the consideration and clearly, it's through our El Portal Police Department.

**Brian:** Then you just simply require off-duty officers?

**Mayor Cubillos:** Through the El Portal Police.

**Brian:** One of the things that and Courtney just he showed me the University of California. One of their suggestions is up to 100, you don't need and that was a number that I think we were looking at. Up to a hundred you don't need but over a hundred, their suggestion is that you would have 2 over 100. If it's going to be maybe at least one be an off-duty police officer because we also don't want to take away from the resources of the village. If there are other places they have to be, if we're forced to be with it--Let's say, that those officers have to be somewhere else and you don't have sufficient officers to cover it, it would make us in violation of the event.

I'd say if there can be a combination. Maybe over a hundred for evening events and maybe after say 7:00 PM because I think it felt that during the daytime, it may not be as needed as what I'm hearing. Possibly over 100 and for events that are over 100 attendees after 7:00 PM until the event ceases--Two, either security and the police officer or two police officer.

**Mayor Cubillos:** In an effort to keep it-

**Brian:** -streamlined?

**Mayor Cubillos:** -equitable though because here, the capacity in this hall is 75 and they require a police officer. Instead of a hundred could it be 75.

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**Brian:** How about 1 for 75 and then over a hundred, two, instead of 2 because I think you only require, 1 if it's over 75 for here. I think from what the study that he presented, it's only required 2 if it's over 100. Correct?

**?Male Speaker:** I would think, I would either want-- If 75, 1 or I would want just like 50. If it's 51 over 100, 2.

**Brian:** Some of these events are, for example, the new [unintelligible 01:48:50] and they could have 200. Let's say 10 days.

**?Male Speaker:** I just don't want up to a hundred, zero.

**Brian:** Well, we were saying up to 75. [crosstalk] There should be a cut-off where there's none that are required. In the study that you presented, under 100 they don't but I hear the mayor suggested, well this place accommodate 75, so I'd say, a good compromise would be one officer or security for 75 to 100. Over a hundred, two. I think that accommodates what--It's a blend between the study that Courtney presented which was none even under 100. We were saying one between 75 and 100 over 100, 2.

**Mayor Cubillos:** Perfect. I'm good with that.

**Brian:** And for evenings if we could.

**Mayor Cubillos:** Yes. Evenings would be after six. [inaudible 01:49:48] [unintelligible 01:49:52]

**Brian:** Okay. That was part of the suggestion that we were hearing from staffing, that's why we were capitalizing using that.

**Mayor Cubillos:** Anytime a day.

**Brian:** [unintelligible 01:50:04].

**Mayor Cubillos:** What was that?

**Brian:** I think it's more warranted at night, daytime-

**?Male Speaker:** Whoever has [unintelligible 01:50:11] will pay up for that police officer.

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**Brian:** That's- [crosstalk]

?**Male Speaker:** That's up to them- [crosstalk]

?**Male Speaker:** What about [unintelligible 01:50:22] with no alcohol.

**Brian:** [unintelligible 01:50:32] Nazi state. I don't think we need to be a Nazi state.

**Mayor Cubillos:** Ryan.

**Ryan:** Yes.

**Mayor Cubillos:** Synonymously solidify the language. If the motion is adopted and passed, the language should be solidified [unintelligible 01:50:50]. Ryan has recommended and I think the council is good with 75 and over 75, 1 and over 102.

**Christia:** Obviously get 300.

?**Male Speaker:** That's how you define special events.

**Mayor Cubillos:** Then we had to talk about the hours. Counter [unintelligible 01:51:08] is recommending that it needs to be all day and all night. I think some of us have said after six o'clock.

**Brian:** If I may, Courtney has a study that provides, that if it's under 200 during the day with no alcohol, that there is none and that's from the study, so I'm going by the studies that they've presented. I understand that it is up to the council and you can do your own evaluation. These are studies that I've been looking at.

**Mayor Cubillos:** We have to keep in mind, it's about alcohol but it's about the crowd. So even if you have 200 people not drinking, you still have 200 people coming in and out, that's a lot of people, so I'm not really sure if it's all just the alcohol. I think it's the crowd and traffic, and hey leys go, go, keep going kind of a thing. I'm not really sure if I'm sold on that whole 100 people during the day with no alcohol.

**Brian:** We're utilizing Valet services also for the traffic flow which is one big component. So with every event they're adding we're adding a Valet that's going to be for that. There generally is a distinction between daytime and night time events with regard to safety concerns

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with the community. That's just one of those things, if there can be a tier and if you don't like the 200 or anything, that's still too many. If you think 150 during the daytime and then after 6:00 PM. It can easily be tiered because when staff was discussing they've discussed that night time is one of the options that is often reviewed or looked at. It's a reasonable-

**Mayor Cubillos:** I have a question for you.

**?Male Speaker:** Yes, it sounds like we're completing the two things. If I would hear it correctly, you have one category which is events where you are going to have expected attendance above 75. After 75, it's one officer, over 75 it's two officers.

**Brian:** I think they would have had 75 to 100- [crosstalk]

**Brian:** Under 75, 75 to 101 over 102.

**?Male Speaker:** The other category would be what happens when you don't have a special event? Are we talking about having the officer requirement at certain hours of the day or [unintelligible 01:53:26]-

**Brian:** I believe this was only for events that they were discussing.

**?Male Speaker:** I'm hearing two different things up here. I'm hearing that certainly we're going to want to have after the officers if you're expecting a large crowd, but then you have the regular day to day operations were you may have just 50 people and still maybe the council is going to require officers on a regular basis on the site.

**Brian:** I believe with the size of the property, the restaurants, there will always be an expectation of having employees, restaurants, patrons. I wasn't hearing that any of the residents or anyone was asking for security and off-duty security just for the entire use but only for events otherwise it would be significantly burn some put them at the disadvantage.

**Mayor Cubillos:** I don't know about the council but I was specifically speaking of events.

**Male ?Speaker:** So was I.

**?Male Speaker:** Same here.

**Mayor Cubillos:** Just events.

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**Brian:** Thank you for your time.

**Mayor Cubillos:** My question to the attorney, too that we have here is, I'd like to get this resolution, a motion in past but not past, we need to add a clause with the alcohol. I'll call the police officers-

**?Male Speaker:** They're a limit to the motion that require, we'll just discuss that.

**Mayor Cubillos:** Give me the verbiage. Read the verbiage on the record or what you'll [unintelligible 01:54:56]-

**?Male Speaker:** Especially I have this record I was going to have. The resolution would be amended to provide for events of attendees up to 75.

**Mayor Cubillos:** It would be on the perception for conditions [unintelligible 01:55:12]-

**?Male Speaker:** [unintelligible 01:55:12] in the conditions up to 75 attendance, at least one off duty officer.

**Brian:** I think it was zero.

**?Seth:** It's zero.

**?Male Speaker:** That's where that confused me so I said it's a zero. Anything over 75 should be 1 officer.

**?Seth:** 75-

**?Male Speaker:** Up to 100.

**Brian:** Up to 100. Over 100 it would be 2.

**Brian:** 101.

**?Male Speaker:** That would just be-

**Brian:** 101 and above.

**?Male Speaker:** That would be item-

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**Brian:** H.

**Mayor Cubillos:** For such for in the conditions it's 75 to 100, 1 officer over 100 is 2 officers. The next thing would be the time frame, is that all day or just after six clock?

**?Male Speaker:** I don't think once you've defined it by [crosstalk]

**Brian:** 10 minutes-

**?Male Speaker:** -and I get it, it is a better approach.

**Mayor Cubillos:** I just want to be clear that that's the avenue we're going.

**Brian:** The study that was presented, that was utilized as a basis, I think we easily distinguish and it may not be the 200 but one of the things we'd propose is that was the operation over from 6:00 PM. But daytime events, let's say that are up to 150 during the day if they're utilizing Valet. Let's say if they're utilizing, their concern is circulation. If they're utilizing Valet and not serving alcohol up to 150 up to 6:00 PM, you would not be required over 150 or with the service of alcohol over 75 during the day.

**?Male Speaker:** I'm sorry, I think that just makes it way too complicated. I think you just need to have a [unintelligible 01:56:47]. If you're going to have 75 to 100, whether it's during the day or duty hours you have your office [unintelligible 01:56:53]-

**Brian:** That's streamlined.

**?Male Speaker:** -officers. If you start complicating it with-

**Christia:** If you have a crowd, you have a crowd.

**Brian:** If we can clarify what then an event would be, for example, it was a church and let's say there is a service that a religious facility wants to utilize it for that or a wedding or daytime wedding. We heard that weddings are not necessarily considered events. I think there is one issue which we're saying that there is a difference between wedding and event. We're just looking at a day time religious facility service or rather services. Those are the things that we're looking. If there is no alcohol at a daytime event like on a Sunday-

**?Seth:** [unintelligible 01:57:35].

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**Brian:** -those are the types of things were if it's during the day and it's not an alcohol service type of event, then it would seem that same constraint or not necessarily is there. I know it's hard to visualize because we're using verbiage. What Courtney had shown based on the studies is actually a chart and it's a chart basically up to 75 service of alcohol. No service of alcohol during the day. I think we can create it, if you agree on the verbiage we can add it as a condition or if you agree on those aspects.

**Mayor Cubillos:** This is what happens. You are going to have agreements or how were you all going to do what you are going to do to manage the property, and you're going to have a non-alcoholic agreement and you're going to have an alcoholic agreement. I would be inclined that a lot of people say they're going to probably have no alcohol because they don't want to pay for three or four police officers. I think that's where the confusion may come in.

I think that if we just set the tone it's one police officer or two police officers depending on [unintelligible 01:58:38], really not that much money in terms of after you. It's not a lot money for the peace of mind you're going to get and for the peace of mind for the neighborhood because what's going to happen is that may happen and then all of a sudden we don't know, and then the drinking, and then resume, "YOU should have done this." I think easy across the board, an event 75 people, one police officer, 100 and over 2 police officers. I think as we over complicate it. From the get go, I think that this is simple.

**Brian:** Seth, can you wave your right [unintelligible 01:59:12] again please.

[laughter]

**Mayor Cubillos:** Let's keep it simple, short twitter simple.

**?Seth:** I think a wedding is a event.

**Brian:** [unintelligible 01:59:21] and thank you for giving us the opportunity to work through those conditions.

**Mayor Cubillos:** We're excited. We have a resolution 2018-19 and we've added an amendment at two section four on the condition letter H. If I could have the attorney read that to the record.

**Attorney:** [unintelligible 01:59:41].

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**Mayor Cubillos:** Yes [unintelligible 01:59:43].

**Attorney:** [unintelligible 01:59:49] condition under section four, condition H that for special events is defined by attendees, 75 to 100 attendees, 1 off-duty officer and over 200 attendees, 2 off-duty officers.

**Brian:** I think it was going to be officers or at least one-

**?Male Speaker:** At least one officer.

**Brian:** -at least one officer if there's two.

**Mayor Cubillos:** Over 200, I think it's-

**?Male Speaker:** It's 100.

**Brian:** Over 100.

**Attorney:** Over 100, two off-duty officers.

**Brian:** One officer and or it has to be one officer, that's what we were talking.

**?Male Speaker:** Can I get a clarification, please?

**Mayor Cubillos:** You're saying that, if it's two police officers, it could be one security and one El Portal?

**Brian:** Yes. Our concern is if the officers are needed elsewhere and also we can't comply because we have requiring two of your officers, if there's lack of availability-

**Mayor Cubillos:** Brian, I can advise you and I'm not even looking over to them, they're right the piano. They do off-duty throughout the entire county, I know they would love to do it within their home near a hometown here. If there's an event and they need two police officers, they're going to find an El Portal police officers. Then basically what happens if they don't, they might go to Baskin Park or they might go-- that's how it works.

The first priority would be the full-timers, second will go to the reserves of the part-timers and if they can't get it then they go to Magnisures of Baskin park. So that it's uniform police

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officers. Hey, look what happened to Miami Shores Publix when they stopped using Magnisures police and they went to security, we're not-- let's keep it like this. All right, two police officers.

**Attorney:** Off-duty.

**Mayor Cubillos:** Off-duty police officers. Are we okay with that white flag?

[laughter]

**?Male Speaker:** Just to make sure it's clear one last time, at least for me. 75 to a hundred, 1 off-duty El Portal police officer subject to availability-

**Attorney:** Right again.

**?Male Speaker:** -and over 100, 2 off-duty El Portal police officers subject to availability?

**Mayor Cubillos:** Vice Mayor Nickerson?

**Vice Mayor Nickerson:** Yes, I know there's a resolution which we're going to vote on to this resolution because it come up so we have to vote on this resolution. I'm inclined not to vote positive for this resolution because if you have 70 people that are drinking and you don't have any, not one police officer? I just don't think that makes sense because you got to understand up to 75 zero, from 75 to a hundred. For 25 people, is that big of a difference from one to 2 officers? For 25 extra people? I don't think that that's right.

I'm thinking that we should go with like the 50 or-- because if you have a party with 50 people, drinking in the village of El Portal, I think it would be good to have some type of police presence. I mean, we have birthday parties here with no alcohol in the village and we require a police officer. We're going to have 73 or 72, or 74 people drinking over there and not have one police officer? I can't agree with it.

**Mayor Cubillos:** Yes, I know you bring up a valid point. You all started a hundred, I recommend a 75 because that's our capacity here at the town hall but.

**Vice Mayor Nickerson:** Maybe 50 to 101 and then after 102, I would compromise with that.

**Mayor Cubillos:** That's fine. Okay. Good point Vice Mayor Nickerson. 50? 50? White Flag?

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**?Male Speaker:** With alcohol.

**Mayor Cubillos:** With or without?

**?Male Speaker:** If somebody's throwing a birthday party for 25 people, they got to have a police officer?- [crosstalk]

**Mayor Cubillos:** Not 20, 50. 50.

**Christia:** We're saying 50.

**?Male Speaker:** -50 kids or whatever.

**Vice Mayor Nickerson:** Well, we require police officer here in the village hall. We require police officer here for birthday parties. That's already the policy of the village.

**Christia:** I mean, if you're worried about your attendees or the people that are renting the place, I don't think that should be a worry of yours. Everywhere that you go to rent, I also have an events background, everywhere you go, you were required to pay for security. If you have a crowd then you should have security. We just want to make sure that there's some type of security.

**?Male Speaker:** We just don't want to scare people off if we're having a small event.

**Christia:** You're not going to scare people off.

**FeBrian:** The way that you set up your facilities is really spot on. I mean, [inaudible 02:04:37] totally different that was around here to rent. I'm telling you from experience.

**Mayor Cubillos:** If you have 50 kids in the event, someone's drinking.

[laughter]

**Brian:** Steph's going to be drinking tonight.

[laughter]

**Mayor Cubillos:** In an effort to move forward, Vice Mayor made a recommendation-- let's start it at 50 instead of 75 as a benchmark. So 50 to 75 would be one-

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**Brian:** 50 to a hundred.

**Mayor Cubillos:** -50 to 75.

**Vice Mayor Nickerson:** It's 50 to a hundred.

**Mayor Cubillos:** Oh 50 to 100 is one. Then 100-

**Attorney:** 101.

**Mayor Cubillos:** Excuse me, 101. All right, perfect.

**?Male Speaker:** There's no motion to appeal?

**Vice Mayor Nickerson:** That's the motion. That's our motion to the amendment.

**?Male Speaker:** Okay.

**Mayor Cubillos:** But there's no motion on the resolution yet.

**Vice Mayor Nickerson:** Yes, we did have a motion on the resolution.

**Mayor Cubillos:** We don't have a motion on the resolution yet.

**Crowd:** Yes, we know.

**Mayor Cubillos:** I'm going to ask for motion for the resolution with the amendment and then I'm going to ask you to read the amendment out on the verbiage back on the record, okay?

**Brian:** Okay.

**Mayor Cubillos:** Can I have a motion from the council for 2018-19 with the amendment?  
[crosstalk]

**Roman:** On motion.

**Mayor Cubillos:** Councilperson Mathis has made a motion, second by Councilperson Roman. If you could read the verbiage one more time in the record. Attorney, please.

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**Attorney:** For special events consisting of 50 to 100 attendees, there shall be 1 off-duty El Portal officer subject to availability, and for events of over 100 attendees there shall be 2 off-duty El Portal officers subject to availability.

**Mayor Cubillos:** There is a motion made by Councilperson Mathis, second by Councilperson Roman, any discussion from the council? Okay? May I have a roll call, please?

**Christia:** Yes. Councilperson Dreher?

**Dreher:** Yes.

**Christia:** Councilperson Roman?

**Roman:** Yes.

**Christia:** Councilperson Mathis?

**Mathis:** Yes.

**Christia:** Vice Mayor Nickerson?

**Vice Mayor Nickerson:** Yes.

**Christia:** Mayor Cubillos?

**Mayor Cubillos:** Yes.

**Christia:** All right.

**?Male Speaker:** Thank you.

**Christia:** Well, that passed 5 to 0.

**Mayor Cubillos:** We still have two more to go.

**?Male Speaker:** What the other [unintelligible 02:06:42]

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**Mayor Cubillos:** We still have two more to go. That was a special exemption. Okay. Thank you for all the input, it was fantastic. Thank you. Next, we have resolution 2018-20. If I could have the Attorney, please read it on to the record.

[crosstalk]

[laughter]

**Attorney:** The next, is item 15.

**Mayor Cubillos:** 2018-20.

**Attorney:** Resolution 2018-20 site that approval for mixed-use project. The resolution of the village Council of El Portal, Florida granting site plan approval for a mixed-use project at 205 Northeast, 87 Street, Zone 4, mainstreet zone in the village of El Portal known as the sanctuary. An application by the Sanctuary in El Portal LTE., providing for findings, providing for position, providing for appeal, providing for violation conditions, providing for an effective date.

**Mayor Cubillos:** Okay, great. Thank you Attorney, for reading that into the record. Would you like to—Brian. Although the staff recommendation had both resos and I know you touched on a little bit. Why don't we go ahead and touch on the comments that were made? I see the Green's face was added on here. If you can go through the comments that were made at the last public hearing and what was added on here and take it from there.

**Brian:** Thank you, madam Mayor. For the record, Brian Adler Law offices at Bilzin Sumberg, 1450 Brickell Avenue Street, 2300. I would like to incorporate our May 15, June 26 and tonight's hearing into the site plan application. There were a few comments that were made and I addressed them mostly during our prior presentation. The first one was with regard to the internal circulation and the Valet parking. We have modified the plans that are before you this evening, to create, to reduce certain on these phases, to allow for internal circulation.

The majority of the reason for that was to ensure that somebody driving in-off of 87 and try to leave of 88, was not forced to leave the side if they don't-- if there's no parking in that row just to get to the next row, I would leave. That was from comments from the staff and from the community and we believe it's a better plan. We have adapted the plan to that. The other one pertains to the wall behind Jonie's property and we have worked with Jonie to create the wall

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and fence combination that she was looking for. I think those were the two major issues, wall beside the fence. We addressed the other one's beforehand.

**Mayor Cubillos:** To address Jonie's, it's on Section 4 on the conditions for-- That's where you addressed Jonie's. I'm going to close the Council and I'm going to put up to public comment on this resolution which is a site plan approval. I can close the Council and put it up to public comments. Jonie? Where is she? Did she leave? She's good with it?

**?Male Speaker:** She's good with it.

**Mayor Cubillos:** Okay. Hearing that I'm going to put it up to the Council for council comments.

**Dreher:** Yes. It was Jonie, I remember she brought up the covenant piece. I'm not sure if that's something that we had addressed.

**Brian:** Rather than doing it as a covenant, it actually is a condition of a site plan approval. It's going to be part of the conditions for the permanent operations of the [unintelligible 02:10:12]

**Mayor Cubillos:** If you look in the resolution under section four of conditions letter X, it's there. It was addressed there, okay.

**Dreher:** Sure. No, I saw that one.

**Mayor Cubillos:** Any other comments for the system one that you added, you know what to do.

**Dreher:** Regarding-- Yes, Madame Mayor, the green space behind the property to the north. That that was going not be constructed on. That's also part of the conditions as part of staff's package. That space will be green. It will not be constructed on. It's not going to be utilized for building. It's only going to be utilized for valet overflow parking.

**Mayor Cubillos:** I know this reso's going to be recorded into the county. One of the questions that I think Juan and I had was the strength of a resolution over a covenant. That was a question really for the attorney.

**Attorney:** Right. That was what we were discussing. Probably, the better approach should be to include that the conditionally part of the green space but in addition to that, record the

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covenant. Just in case there's a transfer of the property, they won't have any issue in the future as to whether or not that requirement would apply to a future owner.

**Brian:** I think the conditions, because it applies to this particular—To the site plan, renders it for their operation purposes so that it actually puts the enforcement in the city also so the city doesn't have to renew a certificate or issue permits, et cetera, if we don't comply. A covenant is extra in the public records but I don't know that it necessarily adds anything because the enforcement's with you.

The only thing it does is put them in a position to be able to pseudo-enforce a covenant, but you don't want to necessarily put that on the private property owners. I think if you— You have the control with your conditions and we have operational conditions. I don't know that a covenant initially adds anything more on the property. I think the conditions are, this is our approval and your conditioning on it, we violate it, it jeopardizes our conditions.  
**[unintelligible 02:12:04]**

**Attorney:** Overall, I do agree with that but again, just to be abundantly cautious if there's a subsequent purchaser for value. We only get until **[unintelligible 02:12:15]** to whether or not that would apply to a future owner. To the extent that the applicant doesn't appear to have an issue with them, we could just do the covenant anyway.

**Juan:** Good evening. Juan **[unintelligible 02:12:28]** design, I wanted to put this to consideration for the council because the moment that we did that rezoning and I understand that we're looking at the site plan itself now. The moment that we did that rezoning was considering that this property would be used as unity of title for one single purpose. The issue that may arise in the future is at the moment of sale of this property.

If this unity of title, if there's no unity of title then that Z4 single 50x100 lot, 50 by-- I don't know the exact depth, could be developed as a Z4 which would be incompatible with the single family units next to it at Z3. My concern is not now in that the cyclone works perfectly well. My concern is in the future having gone through this rezoning which looked at the whole property as one single use. Somebody else in the future could develop-- Could tear down the church that would-- Could tear down the church and you build in that small lot a Z4 building.

**Brian:** I think one of the concerns that was had and it was expressed last time is-- And I think we can probably adapt to it which is that was a house, house gone. Let's say this gets redeveloped but someone wants to put a house back there. That covenant would actually prohibit any development of a house or structure there. By having it as a condition, my

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understanding is that any redevelopment would have to come back before this council for site plan approval. This would be part of-- It's already be rezoned to Z4. The zoning's already in place. It would be the same protections that you have today.

I think we could work with something like that but I wouldn't want to make it as strict that says it can never be built on because that would preclude even a residence. That would be the concern that we have with that. I think we can work with something. You're recording the-- You record your resolutions so if someone takes it subject to that, many jurisdictions do not record their resolutions. Miami gate county does not record their resolutions, but you-- I think it is good practice because you record your resolution, somebody goes to buy it, it comes up in title that resolution is there and says, "This property cannot be developed--"

**Attorney:** [crosstalk] Is it two fully [unintelligible 02:14:51]

**Brian:** Except for with green space. In order to do something else, they have to come back before this council and change the condition. The reality is there's often covenants in the county. It's the same process. If they wanted to change the covenant, they apply for a modification of the condition to the site plan and a release of the covenant or modification of the covenant. It's really the same process that would go before you. I think the zoning's in place in its own.

It would just be a belts and suspenders that I don't know really initially adds anything because very often it used to be in the county, you got to go look through things behind the counters et cetera. Now, everything's online but the resolutions don't show up in title. I commend you for recording your resolutions. If I was a property owner, I'd want to record it so that people can see in the future as well.

**Attorney:** I'll still make the same comment. I think we're saying the same thing to the extent that the planners expressing some-

**Dreher:** [crosstalk] Is it two [unintelligible 02:15:55]

**Attorney:** Interpretation of that hadn't come and I don't think it would be [unintelligible 02:16:00]

**Mayor Cubillos:** It's not a separate [unintelligible 02:16:02] number is it?

**Brian:** [crosstalk] It's not in two separate [unintelligible 02:16:03] numbers is it? It is? Okay.

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**Attorney:** That's his concern.

**Brian:** I think we could probably craft a covenant that carves out a single family home which I don't think is what your concern is. Then, put some standard provisions which there's a modification amendment and release provision that basically says it would have to be modified by this council, which it's the same process because I think any modification of the site plan would come before the council anyway. I think that we can craft something with your council that satisfies your concerns, satisfies law's concern, and still affords the ability for if there's a change in the future, it's the same process to modify the site plan.

**Mayor Cubillos:** I'm getting a nod from the attorney from the planner. How does the council feel? [unintelligible 02:16:53]

**Juan:** I'm here with that.

**Attorney:** [unintelligible 02:16:54]

**Mayor Cubillos:** Yes, we are all not. With that said, we have a resolution in front of us. Are you going to add the language of the covenant will be discussed or that's not necessary?

**Attorney:** Yes, it will say that for the green space, that there will be a covenant recorded.

**Mayor Cubillos:** All right. Is there a motion to accept 2018-20 with the language that the attorney is going to add?

**Brian:** Moved.

**Mayor Cubillos:** Motion has been made by council person Matt as an expert language. Your second?

**Roman:** I'll second.

**Mayor Cubillos:** Second by council person Roman and the language would be?

**Attorney:** A covenant shall be recorded providing for the requirements in conditions section 4F.

**Brian:** Was that all the conditions or was it related to the-

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**Attorney:** Just F.

**Brian:** F, that's it.

**Attorney:** Just F.

**Mayor Cubillos:** Okay. We have a motion for 2018-20. Any discussion from the council? I'll be hearing on **[unintelligible 02:18:00]**

**Christia:** Council person Dreher?

**Dreher:** Yes.

**Christia:** Council person Roman?

**Roman:** Yes.

**Christia:** Council person Mathis?

**Mathis:** Yes.

**Christia:** Vice Mayor Nicholson?

**Vice Mayor Nicholson:** Yes.

**Christia:** Mayor Maria?

**Mayor Maria:** Yes.

**Christia:** The motion passes by **[unintelligible 02:18:14]**.

**Brian:** Thank you very much.

**Mayor Cubillos:** No, thank you for agreeing on the covenant. Thank you for this. Next, we have-- This is the first reading for the ordinance 2018-04 which is a code amendment for alcoholic beverages.

**Attorney:** Ordinance of the village of El Porto, Florida mending the court avoidances by mending chapter three, alcoholic beverages section 3-1, hours of sale providing for update and

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hours of sale providing for incorporation of [unintelligible 02:18:44] providing for conflicts, [unintelligible 02:18:46], qualification and an effective date.

**Mayor Cubillos:** Also, I think we need to read into the record the change. The recommended change. Do you have it?

**Attorney:** I got it. I don't have it on [unintelligible 02:19:10]. If you have it can you just give it in, if you don't mind.

**Brian:** [unintelligible 02:19:21].

**Attorney:** Recommended change would be-- I'll read it. The consumption. Mondays through Saturdays between the hours of 7:00 AM to 2:00 AM and on Sundays from 12:00 noon to 12:00 AM.

**Mayor Cubillos:** [whispers] [unintelligible 02:19:50] You're probably going to need other-

**Attorney:** The changes is through Mondays to Saturdays between the hours of 7:00 AM and 2:00 AM, and on Sundays from.

**Attorney:** 12:00 noon to 2:00 AM. That's what the [inaudible 02:20:05]

**Mayor Cubillos:** No.

**Christia:** No.

**Brian:** No.

**Mayor Cubillos:** That's what it is, that's what [unintelligible 02:20:09] is, whereas the [unintelligible 02:20:11] desires to ammend--

**Male Speaker:** That's what it is [unintelligible 02:20:15].

**Attorney:** That's what we have now.

**Mayor Cubillos:** That's where [unintelligible 02:20:18].

**?Male Speaker:** We currently have sales Mondays through Saturdays between the hours of 7:00 AM and 2:00 AM, and Sundays from 12:00 noon to 2:00 AM. We're changing it to

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Saturday between the hours of 9:00 AM and 12:00 AM, and Sundays from 10:00 AM to 12:00 AM, in Zone 4. On Monday through Saturday, between the hours of 7:00 AM and 2:00 AM, and on Sundays from 9:00 AM to 2:00 AM in Zone 5.

**Mayor Cubillos:** Then one more, so the complete [unintelligible 02:20:47] should be--

**Speaker:** [unintelligible 02:20:48]

**Christia:** This should be [unintelligible 02:20:56] language.

**Attorney:** I understand, but we've already changed. That's fine.

**Mayor Cubillos:** The attorney has read, proposed the amendment to Ordinance 2018/04, Chapter 3, "Alcoholic beverages". Do you want to add something or open up for public comments?

**Male ?Speaker:** No, answer questions.

**Mayor Cubillos:** I'm going to open up for public comments. At this time, if anybody has any comments with regards to the change of hours for the alcoholic beverages? I'll close-- I'm closing public comments, opening up to the council. Council, do we have any questions to either Juan or attorney? No.

**Council Mathis:** [unintelligible 02:21:50] discuss it in the [unintelligible 02:21:52]

**Mayor Cubillos:** Okay, here we [unintelligible 02:21:56] a motion to accept the ordinance amendment [unintelligible 02:22:00]

**Christia:** Motion.

**Roman:** Motion.

**Mayor Cubillos:** Motion's been made by the council person Roman, is there a second?

**Dreher:** Second.

**Mayor Cubillos:** Second by councilperson Dreher. Any discussion before I ask for a roll call? [unintelligible 02:22:13].

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**Christia:** Council person Dreher.

**Dreher:** Yes.

**Christia:** Council person Roman.

**Roman:** Yes.

**Christia:** Council person Mathis.

**Mathis:** Yes.

**Christia:** Vice Mayor Nicholson.

**Vice Mayor Nicholson:** Yes.

**Christia:** Mayor Cubillos.

**Mayor Cubillos:** Everybody passed, right? Yes, this is the first reading. There is a second reading, this is the first reading, yes.

**Christia:** Okay, the motion passed, there's five to zero.

**Attorney:** Do you want to [unintelligible 02:22:40]?

**Christia:** I'm sorry?

**Attorney:** [unintelligible 02:22:41]

**Mayor Cubillos:** Oh yes. I have one more, thank you all for your patience. I had another resolution, if I could please have the attorney with the resolution to the record. Thank you Brian, thank you Sam, thank you Steph, thank you.

**Attorney:** I'll [inaudible 02:22:59]

[laughter]

**Speaker:** Thank you all for [unintelligible 02:23:05].

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**Mayor Cubillos:** [laughter] Yes, we do that. The smile, the smile.

[background conversation]

**Mayor Cubillos:** Maybe, because I'm [unintelligible 02:23:17] speak a little bit. Do you want to read the resolution to the record? Are you charging this?

**Attorney:** This is resolution number 2018/21, a resolution to [unintelligible 02:23:25] council [unintelligible 02:23:25] South Florida, honoring 50 years of municipal [unintelligible 02:23:29] constitution, and [unintelligible 02:23:31] meaning to [unintelligible 02:23:31] to help Floridians understand this beneficial line of providing [unintelligible 02:23:37].

**Mayor Cubillos:** Thank you council. I added this to the agenda, I apologize I didn't bring it before you all, but this is home rule, home rule is the 50th anniversary, the Florida [unintelligible 02:23:48] city has the annual conference in August, and at the [unintelligible 02:23:52] actually a lot of [unintelligible 02:23:53]. I really encourage you all if you'd not been to it, you really should go. Home rule really preserves our rights as local leaders to decide what is best for our own municipality.

We cannot have state leaders coming in here and deciding for us what they think is good for El Portal should be the same for Doral, should be the same for Miami Lakes. The Florida League of Cities has asked all 412 municipalities in State of Florida to pass this resolution, so I'm bringing it before you. I had trying to put it together literally in five minutes for me, but I thought it was really important, and I hope I can get you all to support it, and I'll open up the public comments if need be.

You all understand Home rule is having local-- Any, I'll open up the public comments on the last resolution for Home rule, passing resolution to respect Home rule, which gives local leaders the power to decide what's best with regards to trees, with regards to debris pickup, with regards to Airbnb, with regards to anything of that nature, when we have our elections, I mean all of those things the state wants to take over. This is something that is, I think, it's really near and dear, and especially in a town of our size, to say that we can do the same thing that Doran or Miami Gardens can do, or North Miami Beach is ludicrous. No one knows more than those of us who are mostly connected to the people.

**Attorney:** Especially [unintelligible 02:25:12].

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**Mayor Cubillos:** Any public comments? Okay, hearing now back to the council, there's a motion to accept resolution 2018--

**Mathis:** [unintelligible 02:25:19]

**Mayor Cubillos:** Dash 21?

**Mathis:** [unintelligible 02:25:23]

**Mayor Cubillos:** Motion made by council person Mathis, is there a second?

**Vice Mayor Nicholson:** Second.

**Mayor Cubillos:** Second by Vice Mayor Nicholson. Any discussion? Hearing now, may I have a roll call please Miss Senator?

**Christia:** Yes, council person Dreher?

**Dreher:** Yes.

**Christia:** Council person Roman?

**Roman:** Yes.

**Christia:** Council person Mathis?

**Mathis:** Yes.

**Christia:** Vice Mayor Nicholson?

**Vice Mayor Nicholson:** Yes.

**Christia:** Mayor Cubillos?

**Mayor Cubillos:** Yes.

**Christia:** Motion passes, five to zero.

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**Mayor Cubillos:** Thank you. What was that? I have, give me one second. We're going right into the reports, correct? I'll try to be really brief. Either way, it's written up, so I will make sure I get it to the clerk. I always write them up, but I forget to email them to the clerk. Where do I start? Let's see. A couple of things that we were working on diligently. I want to start off by saying that the manager officer **[unintelligible 02:26:25]** and myself, we attended the Next door regional training on best practices for government entities using Next door.

**[unintelligible 02:26:31]** of the summary in the recap after we were there for three hours is that elected official should not reply to posts in their elected role. If we reply it should be as a citizen, and as a neighbour, not as an elected official. Police departments from the most part, from the municipalities, are they using it the way that we use it, and that's the way we'll continue to do so.

That was one of the most important things that we all walked out with. I want to thank David Ward and I want to thank all the residents that put up the flags for the 4th of July. You have Ruth Aguilar start **[unintelligible 02:27:05]** for donating money for next year's flags. You have Lily Apico, you have Holly Sprinkle, you have Louis Perelar, Kirsten McLean, Collum Welch, Sandra Valencia, my husband, and just to name a few, this is David Ward initiative for the last four years that he's lived here. I want to thank him, and our town looked absolutely beautiful.

As of January, we've been hosting monthly Town halls on topics that we thought were really important, based on your comments and meetings during 2017. On June 30th, it was the last Town hall for the series, and it was all about our budget. We had each department's budget with the chair of that committee, which is one of the council members, at a roundtable. Residents were able to sit down with the council person and go through line item for the budget of that particular committee or department, and really not only ask questions, but provide some input, and in some cases, input that we actually took in and added.

The June Town hall for now has concluded our series of Town halls. Now what I'd like to do is gear up and prepare for the State of the village address which is in August. Then, we will take it from there with regards to having more Town halls. The Spring 2018 newsletter by now, you have all, should have received it. If you've not, it is always posted here, at the Village hall at the front desk, and it's also posted on the village website at the main page. All of our newsletters, since we commenced in the Spring of 2018 are archived in the village website. I say that because it's really important that we can go back to things that we either talked about, or initiated, or said that we were going to do but we really haven't done.

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With that said, I want to bring up the Little River. When negative things happen in the community, we try to really take a look at how we're going to bring the positive within it. In my Mayor's message in the Fall of 2017, edition of the Peacock Express, I had talked about a couple of initiative like a museum here, having Meet-me Mondays. One of them was a Little River compact. One of the reasons that I have brought that up back then at the newsletter, was a reminder to myself not to forget that that's important, because we get caught up with so much day-to-day.

I had the privilege back in 2015 to be appointed and elected to the Florida League of Cities board of directors, where I had the privilege of meeting Matt Surrency who was the President that year. It was his initiative to do the regional compact initiative. I remember being new on the board, and hearing that, and all I could think about, "Oh, the Little River." I put that on the back burner, because I had just gone elected Mayor, and I was new to the board. A year after his presidency, I was even more impressed when he mailed every board member the Florida Trend, where he was able to be the author of letter talking about his initiative.

That always just stuck, and I saved it. When every time the Little River would come up as far as our next door, and residents texting or calling, or emailing us, I always thought of it, and unfortunately one thing after

the other took over and I never was able to really call Kristen or call Adam or call Hugh. This last time with the Little River, it was really bad. We were able to have so many residents contact the manager, contact the council people, contact the county, contact DERM and I called Kristen and I said, "Hey, this is a really prime opportunity because we have got to capitalize on the movement and the energy of the people because we can't make things happen without the buy-in of the community and having that partnership".

I said, "Hey, you have a minute?" I start with her and I went over the initiative and she thought it was a phenomenal idea. I got on the phone with Matt Surrency, who was the proprietor of this whole initiative. He was actually going to come to our Thursday session that Kristen and the residents put together, but he couldn't make it, so he actually came in the day before. He toured the entire river with Kristen and I and we showed him from the beginning to the end of the river. It's really funny because it was actually kind of clean and he says, "Wow, this is dirty" and Kristen is like, "Yes, no this is not dirty".

Anyway, I say that to say that he was really, really excited and he's really on board. I think that's really important because when you are going to bring forth initiatives or compacts, while

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it may seem easy because it's a bunch of people signing, it's everything but easy because you're getting people to commit, you're getting the councils of multiple municipalities above the river to vote on that they're actually going to do something about this.

One of the things that Kristen, Adam, and Hugh, who really spearheaded Little River Conservancy, is hopefully now with all the people that showed up at that meeting that some will stick, and some will help, and some will be like Ibis who is in the audience, who randomly just goes to the river and cleans it like every Monday, every Wednesday or what have you. Because the success of the compact is, if you get the buy-in from the community, you have the local leaders that are going to help you, you have the agencies that you're going to be able to align with and you have the leaders that you're going to come together and actually stick it out because it's nothing that's going to happen overnight, so they're encouraged to have small, little successes.

We are hoping that from that meeting and our next meeting that we will continue to strive together. One of the things the lady that was here, and I think her name was Pamela, she was here from DERM that night and I spoke to her briefly in the end and she said, "It's really funny, that you're talking about the league" she goes "because the county right now wants to approach the league with regards to getting their buy-in" the local league, that is, the Miami-Dade league, "their buy-in because the county's beginning to realize this is a real problem and we need to get all these 34 municipalities together" and I said to her, "Well, ironically enough, next year, when I'm the president, as long as I'm the mayor, that's going to be my initiative."

That's sort of why I guess I've been putting it aside. She is like, "Oh my god." Pamela was really excited. I'm not one to believe in coincidences, but the stars have to align and things have to really come together. The most important thing that I can say from this, is we need the support of the residents. We had a great turnout, 30 people that night, we're hoping five, seven or ten will stick because what happens is that we all go back to our lives, what happens, that we all go back to work, we all go back to families, completely understandable, but this is only going to be as successful as you are going to help out Kristen, Adam, Hugh and the entire council.

With that said, I'm sure you're going to be hearing a lot more from Kristen as she was incredibly excited. Hugh is out of town. He retired. He's in Montana, so he could not be there. Adam is also on vacation with his family, so he could not be there and he's still on vacation. We're really excited about that. I want to share some sad news. Michael McCollum, a resident of 35 years in El Portal, he passed away on July 15th at the very young age of 59. He is survived by his

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wife of 30 years and his son Michael McCollum junior, who actually, those benches that are in front of our village hall, were done by him and his Eagle Scouts back in, I think 2002 he told me.

I was able to pay them a visit. She had family in town, but it was an unexpected and a massive heart attack that took his life. So it was a really sad day on 87th street because most of the residents got together and they said their farewell to him. I emailed Christia and Ronnie back in June. One of the things that Jason and I did back in July of 2015 was-- the other thing that comes and goes is Lodgemen Park. I remember in 2015 there was so much about the speeding of the dirtbikes and people drinking on the wave runners.

I remember saying to Jason, "Hey, let's reach out to Lodgemen and meet with them. Who's the chief? Who oversees that area?" It's the north station. Something came up recently again next door, so I reached out to Christia and the chief and I said, "Hey." I sent them the emails of who we contacted back then, so we're in the works right now. I think one of the important things that will be differently [sic] with this, we have different players on board, we have a new manager, we have a new chief and actually, chief Patterson is now retired, so they even have new key players.

It's not only the initial meeting but you got to keep the relationship and you got to keep the constant communication going on and maybe that's the one area that we didn't do hence why things they come and they go, come and they go. I think it's really important that we meet them and I know the chief is putting that meeting together but that we sustain that relationship through ongoing communication and regular communication. National Night Out, I want to touch on that briefly. National Night Out is going to be pretty spectacular this year. We're doing a lot of things a little differently.

National Night Out is about community partnership and promoting public trust with our first responders. Be it our El Portal police department, our fire department, station 30 that comes to us in the event that we need them. It's not just about the Siren Parade, it's about residence coming out, meeting who the police officers are, meeting who the first responders are, getting to know who the people are that really are here to protect you and having that public trust. That was really the big thing about National Night Out is how do you create the public trust. Why National Night Out is in August because it all goes back to going back to school.

You go back to school, it's all public safety, it's all the kids and that's when we streamlined it and we combined the Backpack Giveaway. The interesting thing that we're doing now is

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National Night Out is now partnered with Ring, which Ring was one thing that I know that we wanted to talk about at the citizens' crime watch meeting but that meeting took a life on its own on a lot of topics, though there is going to be a representative of Ring at the National Night Out. The other area that National Night Out is branching of is called Dog Walker Watch. There is going to be a representative of Dog Walker Watch because what happens is we all walk our dogs but we're all on the phones when we're doing it.

One of the things that they talk about is, some of the things that we can do when we're walking our dogs and not be in the phone. First and foremost, it's not safe for yourself and secondly, something may be happening in front of you and you don't even realize because you're too busy texting or calling your wife or yelling at your husband, whatever it is that we do while we're walking our dogs or yelling at our boss. I say that to say that that's a really neat initiative that National Night has that I thought was fantastic for our community because we all love dogs. Everybody's out there walkin g their dogs all crazy hours throughout the day.

I'm really excited about that. Then with National Night Out Dr. O, who is here, is not only going to be here providing health information and anti-bully information, she's bringing a local author. The author is called Ann Gorman. She has a book on [unintelligible 02:38:00] children and she hasn't really give me the whole thing. This author is also going to do a little cooking lesson with the kids, so it should be really, really neat what she's going to bring. They're going to have a local children's dentist that's going to be giving information on taking care of your gums, eating candy, what have you.

Then, of course, the El Portal Woman's Club are not going to do the snow cone because we're like "Yes, we're not going to do snow cone this year." They're going to have a whole ice cream station that year, so that should be fun. We'll have ice cream, pizza and then, of course, we're going to have backpacks and of course, we're going to have the supplies.

We're really taking it a step up with regards to what we're providing that night and more importantly, I reached out to several parents that either I called or I emailed and I said, "Hey, I've spoken to you, you have kids, your kids know kids in this community, this is about our children and the community, it's not about the kids that can't afford backpacks, so come. No, it's for everybody".

We got a great response back [unintelligible 02:38:59] because she's going to Alaska, so I forgive you. It's important that you all go out with-- It's important that your kids go out with the flyers and bring their friends because it's all about the circle of life. They're the future

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leaders of El Portal and hopefully of this country. Some of the teenagers are doing this. So we're really excited. National Night Out is going to be August seventh. It's going to start at 6:45 with the Siren Parade, but it really is going to be great. It's going to end here. I asked the council to please be there and Chief Hufnagle along with the police officers are in full support.

All the police officers are going to be here assisting with the Siren Parade as well as aftermath. We're really excited about that as well. The Miami-Dade County League of Cities best practices is on Thursday, October 18th, save the date. The panel that I've put forward as a possibility, it hasn't gotten approved, is a panel on best practices with active shooter at a school but from an elective official perspective. On the panel right now we have, with the help of my husband, he helped me put the panel together. I'm not going to take all the credit. We have the mayor of Coral Springs, who was directly impacted with Parkland.

We have the president of the Chief Association, which is the Chief of Miami Shores. Then there's two other members on the panel. It's not going to improve, but that's the panel that I've put together as a possibility for the best practices. The president of the Miami-Dade League of Cities, his initiative is gun control and kids' safety, and in support of that is why I put that together, but it hasn't gotten approved. Let's see. What else am I missing? I think that's it. I just want to close on saying that our State of the Village is going to be Tuesday, August 21st. It is not going to be the fourth Tuesday in August this year because we have the primary. It is August 21st.

This year, we're not only going to have the address at seven o'clock like we've had for the last several years, but we're also going to have an Early-Bird Address at 11:30 for our senior community, so that they don't have to come out at seven o'clock at night. So we have two at 11:30 AM and at 7:00 PM on Tuesday, August 21st. It's going to be the Annual State of the Village here. 11:30 we'll have a brunch, and then 7:00 we'll have a meal like we've had for the last couple of years. That concludes my mayor's report, and we're going to go right into the committees, but before the committees, we have the manager's report.

**Christia:** I will be extremely brief because we've covered a lot tonight that I did report on and the mayor also has covered quite a bit, but I will update you on some other matters with the village of El Portal. We're wrapping up our final submissions for FEMA to gain our reimbursements. We're still working with a Bond Counsel and working out the line of credit and loans [inaudible 02:41:55] in order to pay the last vendor, but once that is complete, then we're going to be completely submitted.

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A second reading of that ordinance will be on next Tuesday, July 31st at 7:00 here in the village. The mayor did mention the Fourth of July celebration. We had a very nice celebration here with a great turnout and it was a very festive event. We ended just before the rain started, so that was also another boon for Fourth of July picnic.

The mayor did mention the C-7 Little River Canal Community effort as well as Larchmont Parks. Those are two things that I will be very active in working with the mayor and our other partners, especially our community members who are concerned to continue to watch what's happening with our Little River Canal and to keep everyone informed as best we can. We will keep our eye on that. I will not drop that ball, and we will see it through, and the same for the Larchmont Park issue, which I was just made aware of it, but we will be meeting in August with the officials that are involved so that we can re-commit ourselves to that partnership and making sure it is safe.

On that note, we will be interviewing three part-time reserve officers so that we will be adding to our roster, hopefully, very soon. We have another interview tomorrow, but we've already done two so far and we hope to have a few more part-timers added to our list. Our chief has been very active out in the community as well as the officers that are into the department. We had a citizens' crime watch and a police town hall meeting last Saturday. It was very well-attended. It provoked a lot of conversation and activity. It seems like people are very interested in reconnecting and doing block captains and telephone lists and what have you to get back involved with the crime watch.

We will be following up with that as well in ensuring that the required meetings are-- that we do them and that we also fulfill any other requirements associated with the citizens' crime watch. In terms of just public works, you've heard all about the septic to sewer projects, and the [unintelligible 02:44:35] development all of that. Just a little quick something about Elder Dean, that is moving forward as well. The design plans are complete with the exception of a resolution about the outfall easement location. We're still waiting on that, but Craig A. Smith has submitted all plans, and we are awaiting just the easement.

That's moving forward as well. I'm trying to find what wasn't covered tonight because I don't want to hold you. As you know, our financial audit is complete, and the CFO and I will continue to work with the council and the community on our budget and presenting a balanced budget that we can all be happy with or at least satisfied with, as we move forward. We will be having another budget workshop for the community. The date has not been secured just yet, but it will be in the month of August. Our budget hearing, our first one, will be September

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11th, and the second one will be September 25th. Please do attend if you have an interest in budget. That concludes my report.

**Mayor Cubillos:** Thank you, Christia. We're going to go into committee chair remarks. First is public affairs chairperson, Councilperson Harold Mathis.

**Mathis:** The last committee meeting was brief and didn't really touch on anything. I just wanted to go back, and I want to thank the officers, first and foremost, staffers, the entire council, the manager, the chief, Commissioner Emmerson and her staff that helped out as well, and of course, the residents.

We do it for you. I also wanted to thank Edgar Penida of EMP Productions. He did the sound, the bounce house people, everybody that was involved. It is one of the better events as Vice-Mayor Nickerson last stated. The mayor touched on a lot of things, but I just wanted to remind everyone that on July 31st is the social council meeting with regards to the line of credit. Mayor touched on the National Night Out. Sirens are set at 6:45?

**Mayor Cubillos:** 45.

**Mathis:** Then the Backpack Giveaway at seven o'clock. Excuse me. Also just as a council reminder, qualifying time is fastly approaching for those who are seeking reelection. The qualifying time starts Monday, August 13th at noon and ends Friday, August 24th at noon, and to that, on October 11th at 6:45. I would like to host with council approval, of course, a meet-and-greet the candidates who are running for office.

**Mayor Cubillos:** What date?

**Mathis:** October 11th.

**Mayor Cubillos:** What day is that?

**Mathis:** It's a Thursday.

**?Participant:** Councilperson Mathis, if I may? Is this a meet-and-greet, or where's it's casual and---

**Mathis:** There's going to be a moderator, like the last-- We had one.

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**Mayor Cubillos:** We did?

**Participant 1:** With the one with Joyce [crosstalk].

**Mathis:** Years ago, yes.

**?Participant:** Joyce engagement.

**Mathis:** Yes.

**?Participant:** It's somewhere at a table with the moderator? It's kind of like a debate kind of, talking about the different views and stuff?

**Mathis:** Yes.

**Participant 1:** Okay.

**Mayor Cubillos:** October 11th sounds good. What time?

**Mathis:** 6:45. I will bring it to the council.

**Mayor Cubillos:** 6:45?

**Mathis:** Yes.

**Mayor Cubillos:** Okay.

**Mathis:** And I will bring it to the council. The State of the Village address also is on August 21st, not the fourth, Tuesday, but the mayor already touched on that. That concludes my report.

**Mayor Cubillos:** If I can add something to the public affairs. I sent an email to the attorney, and now I'm bringing it up because I don't think there's a meeting from here to there. I had a resident that approached me with doing an El Portal community yoga or meditation at no cost at the Tot Lot. I sent it to the attorney because I wanted to make sure that, even though the Tot Lot is used by trainers and what have you, I sent it to the attorney for legal purposes, like make sure that it's okay. He replied back saying, "Just have them do a waiver, and you could put the village shield on it, say that this is a village event and have a waiver."

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The resident, and her name is Anna. She lives on 87th Street. We wanted to do it in conjunction with another resident who had been asking me for a couple of years. His name is River, but we couldn't connect, and he said it was fine for this time around. This is just a preliminary-- She's going to post it on Nextdoor. She's going to do all of the walking and promoting it, but it's a completely free event. When she approached me, it must have been just timing because I think when River said it, I always have a lot going on in my life and well, I always have a lot going on in my life.

I was like, "you know, what we need peace". I said, "I think this is a great thing". [laughs] Here's the preliminary flier and it's going to be August fourth. She's going to do the waiver per the recommendation of the attorney. Then I will make sure that the clerk or the manager sends it to all of you. All you got to do is bring your mat, bring your towel, comfortable clothes. It's going to be at the Tot Lot, eight o'clock in the morning. I committed with her that I would go there at 7:00 AM to pick up some dog poop because unfortunate there's dog poop there. I'm not really big in meditation and yoga. [laughs] I should be.

I'm excited because I really said that-- When she came to me it must have been a great day. I think peace is good. I welcome everybody August seventh at eight o'clock at the Tot Lot. I'll add the additions to the attorney but I had not gotten a chance because this happens on one, two, three, but I wanted to bring it up. Thank you. August fourth at eight o'clock at the Tot Lot. Public Works chairperson councilperson Dreher.

**Dreher:** In the last couple of weeks, I joined here forces with our village attorney. We went through the actually [unintelligible 02:51:27] and we started working on the sanitary sewer facilities agreement that we actually approved tonight. I want to thank Norman for your hard work, thanks very much, and as well, Robert who's been a great help there, and Christia as well getting things moving on. That's one of the major accomplishments in the last couple of three weeks I would say. Now and next steps with the subject of sewer as you all heard, we're waiting for the August eighth. That's when we're going to find out whether we get that money for the actual grant money to actually start with the construction fees.

We're looking at a couple million dollars there as grant money. We're very excited, we keep moving this forward. Then to Christia's point, getting more acquainted with this line of credit, we've been put here into-- As far as an ordinance we already had a hearing, I got from her [unintelligible 02:52:30] and I went to speak with Gabrieli, tried to understand her monitoring and process she conducted. I did request us a couple samples because I'm interested to see how a couple-- curiosities as well. I did bring up my points to her and I think Christia has been

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copied on that and she copied the mayor as well. That's why I couldn't attend the event we had at 10:00 AM on Saturday regarding the safety. I was there. Pretty much that wraps up my update.

**Mayor Cubillos:** Thank you. Public safety, that's me. [laughs] I want to applaud the efforts of officer Battaglia, David Ward and Nicole Patterson for the crime watch. I want to applaud the 19 residents that were there, plus vice mayor and myself. I want to add the five because I'm going to put this on the record. The five that have already agreed to be block captains, Tony Romeo, which is Brenda's husband, Kristen McLean, Kelly Jones, G.G. Crops and Ramona Spagnuolo. Congrats to you all. You've already reached out to Officer Battaglia to be block captains. I think that's amazing. Thank you and I hope many more are going to sign on to be block captains.

Also at the citizens' crime watch, we talked about full-time police officers, and the value of having two officers per shift. That is a priority that the public safety committee and this council has. One of the things that I reiterated at that citizen crime watch is that, not only is that important but for the next fiscal year, we've put in the budget to hire one more police officer for now. I'm asking that the chief, who's here and at that day, that the shift that'll be added be a graveyard shift. To be able to cover the shifts that gets the most calls, which the assumption would probably be, Thursday, Friday, and Saturdays or Wednesday, Thursday and Friday.

Well, it doesn't fulfill us entirely, but at least it will cover one gap there. The Miami-Dade County League of Cities, as I mentioned earlier, the President's initiative is gun control. I forwarded to the attorney today a memorandum that is going to be for the school board tomorrow at Wednesday, a school board meeting tomorrow. What it is, is that this is going to be a memorandum to be considered by all municipalities of Miami-Dade County. What it is, is an agreement between a law enforcement agency and the Miami-Dade school police department. What it says is that based on what we agreed to do, is how they're going to compensate us to have a police officer at the schools.

There are some municipalities that have agreed not to do it and that is their prerogative. For example, Homestead, South Miami are not doing it because the amount of schools that they have and the costs that they will incur. As I said at Saturday's meeting is that this is monies that they're going to give us for a year or two. This is a recurring expense. When you hire a police officer, it's not like you can just say you're hired for two years, and then you go. I'm under the assumption that we are going to do, is either going to be over time, or it's going to be our reserve or part-time officers to be able to fill in the hours of schooling.

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I've just emailed the memorandum to the attorney. I think I emailed her like at five o'clock this afternoon. If not, I will definitely do as I speak before I leave. If it gets passed through the school board tomorrow then all the municipalities are going to be receiving it. That's something that is only got initially through the Miami-Dade League of Cities, and we just reviewed it last week when we met at the executive board. With that said, I will make sure that the attorney has, if you don't have it, I'll resend it to you.

Then be mindful I'm going to try-- I have a meeting with a resident tomorrow at 11:30, but I'm going to try to attend the school board meeting, which I think is going to be really important to see how that passes. Some of the memorandum that I sent the attorney, there's some recommendations that the League of Cities I've already made, that would be obviously of more benefit to the municipality. That's something to look out for and we should have an update within another week or so. Let's see. All boards because we have an interview tomorrow, that's it. Other than that, that's it for public safety. Next we have code enforcement.

**Participant:** For code enforcement, I don't have too much to say. I'm going to, which she doesn't know yet, but I'm going to meet with the manager about two properties, that I'm not going to say the addresses on the record. Also, I know that the mayor's going to cover this, maybe go over this a little bit in planning and zoning, when we get there, which is next. There was a lot that came up with the whole thing, with fences and how we're going to deal with that going forward, which is like code enforcement also because things will be out of whack, and is going to come back to-- That's the only reason I bring it up here. Then I also want to, and we are going to be looking at it also just certain things in the code that obviously will be updated. I'm going to be contacting you guys also, which is coming up. That's it. Thank you, Madam Mayor.

**Mayor Cubillos:** Okay. Planning and zoning. Three points I want to touch on planning and zoning. The first point is that the last planning and zoning meeting that we had in July was a bit of a disappointment, to say the least. I have taken the time to email the administration as well as the planning department and our planners. I asked them to describe to me in detail the exact process that a project of the magnitude of building a brand new home in El Portal has to go through. I'm asking because the two applicants that came to that meeting have both asked for meetings and I'm meeting with both of them.

Before I meet with them, I want to be able to be well educated on what-- because what I may think is the process and what the actual process is may be completely different, Juan and the manager, they not only replied to what the process is but then I asked them what was the exact

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process for the project that came before us and they did. I'm reviewing that and recommendation-- I think it was Juan that I spoke with. After I meet with the applicants, I have a meeting on Wednesday and Thursday, I think there needs to be more defined what is that process.

There's assumptions of who does what. We can't have a brand new construction. We have two vacant lots. One is a homeowner and one is a property owner that wants to develop a property home that looks nothing like the homes we have here. Then there is another investor that wants to do two homes in one lot up North Miami. When it comes to something like that, I think it'd be prudent that the council have all the information, not just a staff report.

I think that there needs to be a process in place. After I meet with the two applicants, I want to meet with Juan and with the administration and go through what the best practices that looks like and then bring it to the planning and zoning committee. I regularly try to email not only the annexed area, the Barrentine brothers but also the attorney at the Little Farm. I have not spoken to the Little Farm owners since they gave us turkeys a couple of years ago but Iris, who's their representative as an attorney is the one generally I'm emailing regularly.

When I emailed her last-- the last time we saw her was probably about a month ago when she accompanied us to TPL meeting for the North East quarter, where we invited her to come because we thought that maybe the Little Farm would be a good place to have a station. They really wanted us to bring community partners that may be interested in doing a partnership financially with them. She came, Juan came, she came and the manager and I went to that meeting and since then we haven't heard from her with the exception of saying that they were not interested in potentially moving forward with that.

I emailed her back again saying, "Hey. It was great seeing you back in June but we have not really heard from you again. What are you all doing? Are you selling? What's the issue here because it's been dormant for so long?" That was yesterday and I have not heard back from her. I did email the Barrentine brothers and he did email me back. The Barrentine brothers owned the annexed area right behind Don Bailey, which is an area we annexed two years ago. His response back was, unfortunately, he has been delayed with architectural designs at the project that he is doing at the Corridor of Miami.

He'll keep us posted with the developments of our Alberta project. They continue to remain really excited but they are unable to juggle multiple projects at the same time. I think it's really important that we're in constant contact with them so they know that we're not forgetting that-

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- let's get the ball moving because as you've heard today, as we move therefore with the sanctuary, we can continue rolling on a robust tax base that we need, then we don't have to increase taxes or decrease taxes but we can continue where we are at and really supply to our reserves. The plan is when he processes the annexed area and its Little Farm. That concludes my planning and zoning report. Admin and finance Chairperson Roman.

**Roman:** Good evening. The only thing that I have is that the date we're looking for the second budget workshop is August 14th at the moment. I ask the village manager to please email the mayor and then our clerk is out this week but if you guys can please take a look at that date and see--

**Mayor Cubillos:** I'm sorry what date?

**Roman:** August 14th, at 6:30.

**?Participant:** Can we make it 7:00. Just as a courtesy to the folks that work in the Brickell area.

[laughter]

**Mayor Cubillos:** Sure. August 14th at seven o'clock and that would be for the second budget workshop to reveal the changes that we've discussed during the first one and go over any other questions.

**?Participant:** The 14th?

**Mayor Cubillos:** Yes, that might not work but I'll take a look at it tonight.

**Roman:** That's all I have for admin and finance.

**Mayor Cubillos:** Okay. Great, thank you. Norman?

**Norman:** Just highlighting a couple of things, most of which has been covered tonight. Pretty much the last month worked on the septic to sewer agreement with our consultants and councilman Dreher, who's very helpful and giving the villagers' input. The sanctuary project, which as you've seen tonight, has been pretty much consuming and also now we've been obviously working to finalize the villagers' loan agreement. Hopefully, we'll have that done

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by the end of this month so we can have a closing shortly thereafter. That's pretty much my short report.

**Mayor Cubillos:** Great, thank you. Any unfinished business or general orders, new business? Opened it up to good and welfare? Anybody would like to come up and say anything in good and welfare? We have a candidate, I don't know if the candidate wanted to introduce himself.

**Peter:** I'm [unintelligible 03:04:05] Peter, hello.

**Maribel:** Maribel Frass cell 157 North West 88th street. I just want to say it's nice to be back. I had a little bit of a hiatus. It's a lot of stuff happening. I'm thrilled that our village attorney can answer questions, has a computer and can speak and make decisions for us. That is fabulous. I also want to put on the record and invite everybody out to the beer and barbeque at the beautiful nature trail. It will be on Labour Day. We are starting at three o'clock. That's fundraising for the Little River Conservancy. They would like to form their 501C3 and they need money to do that, so we're fundraising and supporting them in that effort. We will have flyers to let everybody know. Thank you.

**Mayor Cubillos:** Thank you. Anybody, good and welfare? We had Dotty on our agenda this evening but I guess she forgot.

**Jason Pizzo:** Good evening mayor, council. My name is Jason Pizzo. I met all of you and spoke with all of you before and now Mr. Powell but I have met you Mr. Lou at the League of Cities. My name is Jason Pizzo, I just want to introduce myself. There's an election coming up August 28th. It is a primary for your state senate position. I know most of you to be in direct contact and I want to put a face to the name and let you know that I will be accessible. The race is looking very, very, very good for us and I look forward to working with you as one of the 15 municipalities here in the district. Of course, to all of you, the 28th is very important for the next state senate position. There is no November for the state Senate and it is an open primary for all three parties to vote. So please do. Thank you.

**Mayor Cubillos:** Thank you. Any other body in good and welfare?

**Ms Garcia:** I'm Ms Garcia. I ran at North West 87th street. Real quick, deadline for registering to vote just because he brought up voting, is the end of the month. If you have not registered you can't vote in the primaries because you have to pick--

**?Participant:** Or change status.

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**Miss Garcia:** Yes, you can change your status, you can't vote because it is a closed primary in Florida, so you have to pick a side. That's it and the deadline is the 30th of July to register.

**Mayor Cubillos:** Yes it is. Thank you Ivies. Anybody else in good and welfare? All right and hearing none, do I have a motion to adjourn?

**Mathis:** I motion to adjourn it.

**Mayor Cubillos:** Motion by mayor councilperson Mathis, is there a second?

**Roman:** I second.

**Mayor Cubillos:** Second by councilperson Roman. All in favor of [unintelligible 3:6:43] by saying aye.

**Members:** Aye.

**Mayor Cubillos:** Any nays? Hearing none, our July 24th council meeting ends at 10:09 P.M. Thank you. Good job.

**[03:06:53] [END OF AUDIO]**

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