



City of Hallandale Beach
City Commission
400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Mayor Joy D. Adams
Vice Chair Sabrina Javellana
Commissioner Mike Butler
Commissioner Michele Lazarow
Commissioner Anabelle Lima-Taub

City Manager Greg Chavarria
City Attorney Jennifer Merino
City Clerk Jenorgen M. Guillen, CMC

Meeting Minutes

Monday, April 15, 2019

5:00 PM

Commission Chambers

Special Meeting

1. CALL TO ORDER

The meeting was called to order by Mayor Joy D. Adams at 5:08 p.m.

2. ROLL CALL

Present: 5 - Mayor Joy Adams, Vice Mayor Sabrina Javellana, Commissioner Mike Butler, Commissioner Michele Lazarow and Commissioner Anabelle Lima-Taub.

Absent: 0

City Manager Greg Chavarria and City Attorney Jennifer Merino were present.

Commissioner Michele Lazarow arrived at 5:13 p.m.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC PARTICIPATION (Speakers must sign-in with the City Clerk prior to the start of the meeting)

No speakers

5. CITY BUSINESS

A. 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP). (STAFF: DEVELOPMENT SERVICES DIRECTOR)

Deputy City Clerk Herbello read the item into the record.

Mayor Joy D. Adams opened the floor for public participation.

Anthony Adelson spoke on behalf of Hallandale Beach Chamber of Commerce and Developers Day. He spoke regarding the impact fees and the projects mentioned in the Capital Improvements Plan (CIP) presentation.

There being no comments from the public, Mayor Joy D. Adams closed the floor to public participation.

Acting Assistant City Manager Keven Klopp addressed speaker Adelson's concerns and introduced Acting Development Services Director Vanessa Leroy.

Acting Development Services Director Vanessa Leroy presented the 5-year Capital Improvements Plan (CIP).

Commissioner Anabelle Lima-Taub recommended Mr. Adelson to meet with Acting Assistant City Manager Keven Klopp to discuss his concerns and she requested to be included in the meeting to discuss the developers' concerns as well.

Commissioner Anabelle Lima-Taub asked if some of the projects could be funded by the CRA.

Acting Development Services Director Vanessa Leroy answered Commissioner Anabelle Lima-Taub questions regarding the projects and stated that the CRA cannot fund CRA projects that are on the CIP Plan

Commissioner Anabelle Lima-Taub stated that she would support more workshops to discuss the plan in detail.

Commissioner Michele Lazarow asked Acting Development Services Director Vanessa Leroy about the Basis on Design Report (BODR).

Acting Assistant City Manager Keven Klopp briefed the Commission on the BOD report completed in 2015.

Assistant City Manager/Public Works Director Steven Parkinson briefed the Commission on the BOD report as well as other studies that have already been conducted.

Vice Mayor Sabrina Javellana asked why some projects are considered public safety over others and spoke regarding the CRA plan.

Acting Development Services Director Vanessa Leroy briefed Vice Mayor Sabrina Javellana's how some projects are chosen over others in relation to public safety.

Vice Mayor Sabrina Javellana asked if some of the grants have been included in this plan.

Acting Development Services Director Vanessa Leroy stated that unapplied grants are excluded.

City Manager Greg Chavarria requested Police Captain Terence Thouez to

explain some of the projects involving the storage facilities for the Police Department.

Police Captain Terence Thouez briefed the Commission and provided a status on the storage facilities for the Police Department.

Vice Mayor Sabrina Javellana inquired on the LED street lights project.

Assistant City Manager/Public Works Director Steven Parkinson answered Vice Mayor Sabrina Javellana's question and advised her that some of the street lights are in the process of being replaced to LED street lights

Vice Mayor Sabrina Javellana's asked regarding the impact fees and the summary of the workshop that already took place.

Acting Assistant City Manager Keven Klopp addressed Vice Mayor Sabrina Javellana's question regarding the impact fees workshop and gave her a summary. He also addressed the question regarding what projects can be funded by the CRA.

Mayor Joy D. Adams asked if these impact fees are comparable to other cities.

Acting Assistant City Manager Keven Klopp stated a study will be performed to ensure it is compatible.

Mayor Joy D. Adams asked if the fees are charged to the owners of the units.

Acting Assistant City Manager Keven Klopp stated the impact fees are paid by the developer.

Elias Benaim, Developer, spoke regarding impact fees and the comparison of impact fees with other cities. He asked regarding some of the operating projects and if the City has the funding for that or is it a wish list. He also asked regarding fashion row, the monies from the CRA being used and how you would divide those projects in the CRA. He wanted to understand how these funding sources are and how they plan on making the projects come to fruition. He also requested for the developers to be included in the meetings and workshops.

Commissioner Michele Lazarow asked City Manager Greg Chavarria regarding the parking in lieu fee schedule being performed now and if a formula will be used to determine the funding source of the infrastructure.

City Manager Greg Chavarria answered Commissioner Michele Lazarow's question regarding the approach of the developers and how they can participate in the CIP Plan.

Acting Development Services Director Vanessa Leroy addressed Mr. Benaim's concerns regarding funding as well as the impact fees that the developers pay.

Acting Assistant City Manager Keven Klopp spoke regarding past workshop

meetings and what type of workshops the developers are looking at attending.

Mr. Benaim stated that the workshop they are looking to have is like the ones in the past where they have more time to speak and interact.

Michael Klinger, Hallandale Beach, spoke in support of what Elias Benaim comment. He continues by expressing his concerns on the impact fees.

Mayor Joy D. Adams expressed her concern with the Commission attending the workshop.

City Attorney Jennifer Merino stated the meeting must be published, must be open to the public, minutes must be taken and then forwarded to the City Clerk.

Allen Rosenthal, developer, spoke regarding the impact fees on construction and how it impacts tenants as well.

Commissioner Mike Butler agrees with Mr. Rosenthal and the developers. He encourages doing the workshop and bringing back the CIP Plan after the workshop in one of the May meetings.

Acting Assistant City Manager Keven Klopp gave his vision of how the workshop would take place.

Acting Assistant City Manager Keven Klopp will work with City Attorney Jennifer Merino to facilitate the minutes of the workshop.

Ed Stacker, representing Village of Gulfstream Park, gave suggestions for the workshop.

- **Consensus**
To accept the Capital Improvement Project Plan, bring back the CIP plan for discussion at the May City Commission meeting and to schedule a workshop.

6. ADJOURN

There being no further business to discuss before the City Commission, the meeting adjourned without objection at 6:22 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Mayor

Jenorgen M. Guillen, CMC, City Clerk