



## TOWN OF GOLDEN BEACH

One Golden Beach Drive  
Golden Beach, FL 33160

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**Official Minutes for the March 13, 2018  
Special Town Council Meeting called for 7:00 P.M.**

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### **A. MEETING CALLED TO ORDER**

Mayor Singer called the meeting to order at 7:08 p.m.

### **B. ROLL CALL**

**Councilmember's Present:** Mayor Glenn Singer, Vice Mayor Jaime Mendal, Councilmember Judy Lusskin, Councilmember Amy Isackson-Rojas, Councilmember Kenneth Bernstein

**Staff Present:** Town Manager Alexander Diaz, Town Clerk Lissette Perez, Town Attorney Steve Helfman, Police Chief Rudy Herbello, Finance Director Maria D. Camacho

### **C. PLEDGE OF ALLEGIANCE**

Chief Herbello led the Pledge of Allegiance

### **D. PRESENTATIONS / TOWN PROCLAMATIONS**

PROMOTION AND SWEARING-IN OF SERGEANT LEILA PEREZ AND K-9 OFFICER JULIO SOCA – Leila Perez was promoted to Lieutenant and Officer Julio Soca was promoted to Sergeant.

Mayor Singer read a proclamation into the record declaring Arbor Day in Golden Beach

### **E. MOTION TO SET THE AGENDA**

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

Town Manager stated that the minutes of the February 20<sup>th</sup>, 2018 Regular Town Council meeting would be pulled until next meeting.

### **F. GOOD AND WELFARE**

#### **Sari Addicott, 155 Golden Beach Drive**

Stated that she was here because of a rumor tree and stated that she feels that there should be better communication with the residents. Stated that the residents used to receive a post card with the agenda and would like that to start happening again so that they are more aware of what is coming up. The newsletter does not provide a lot of information when it comes to these things. Inquired about a civic center that she had heard about and whether or not that is true, and at what expense is this going to be built. Suggested speaking to the Town Attorneys before moving forward with this

project. What drew a lot of people here is that nobody knows about it. In addition, spoke about so many different things being done in Town like the guardhouse that nobody knows why it is being redone and at what cost its being redone. Asked why do we need a firehouse, who will it be serving, how many people in Town it will be serving or are we serving the general community outside of Golden Beach because that is an issue. Stated that we still have a bond that we have not paid for, and outstanding debt. She just wants to know what is going on and better communication. The website is very nice looking but hard to maneuver.

**Dr. Penny Iglesias, 138 South Island Drive**

Stated that she has been receiving messages from residents that are out of Town asking her to come to the meeting to find out what is going on. Also stated that she heard about the building of a civic center through the rumor mill, and is just asking for more transparency. If we could at least get the message out asking people to come to the meeting.

Town Clerk read a letter into the record from Town residents **Al & Dagmara Paruas, 645 Golden Beach Drive.**

**G. MAYOR'S REPORT**

Agreed that the Town does need to work on better communication with the residents about what is on the agenda, but stated that it is uploaded to the Town's website the Friday before a Council meeting as well as in Town Hall. Spoke on the projects that the Town is currently working on, stated that they are moving forward and progressing as planned. The guardhouse is almost complete and should be operational hopefully within the next four weeks. The beach pavilion is taking longer but we are making progress on the beach pavilion, and the Town Manager will go over some issues that we ran into about flooring at the pavilion, but everything else is moving as planned. Regarding the budgets of the projects, stated that every project is brought to the Council before it even becomes a project and is open to the public. Thus far going as planned, hopefully coming in under budget and within our time frame. There are two new projects that were added, one is The Strand fountains on both sides, and pavers. The second project is the beach pavilion building which consists of painting the building, some tiling, redoing the whole inside, and the floor which the Manger will go over in his report because there's more detail on that. Both projects were approved last Council meeting.

Stated that the Police Department is doing a great job securing the Town since the incidents happened, they have increased the amount of personnel patrolling the Town. Also ordered projecting signs for A1A that will flash and let you know if you are going over the speed limit. Ordered a new security cart that will be here hopefully buy next month, which an officer that works the guardhouse will use to patrol the Town from sunset to sunrise everyday with lights, which will deter any future issues within the Town. We currently have officers patrolling the North and South end. The gates are closed after 10:00PM at night and are working to fence off all the empty lots, making the only way to enter Golden Beach through the Strand. Hopefully all these measures will eliminate or reduce any further situations that we have had. Congratulated Lt. Perez and Sergeant Soca on their promotions.

## **H. COUNCIL COMMENTS**

### **Councilmember Rojas**

Asked if there is any requirement that they can require during working hours for some kind of construction supervisor or manager to be present in active construction sites because of things that have been happening that are either offensive to residents or mistakes that are made, or garbage that is being thrown over fences that effect the neighboring residents.

**Town Attorney** stated that if the Council wants him to look at that, he will. However, it will probably be an additional cost to the developer.

**Town Manager** stated that whenever they have major issues on a site, the GC's have been very responsive and addressed it right away. Maybe the Town can have more code enforcement out during the day, handle it on the Town's side, and not pass on that burden to the job sites.

### **Councilmember Bernstein**

Congratulated the police department on the continued development and growth. Regarding the civic center, this is the first time they are discussing it. Glad that the residents are there to discuss it. One thing he will say is that with the fire rescue, the thought of having fire sirens will shock and bother everyone. Nevertheless, one of the important things is that there will be a fire rescue engine here. The benefit is that anyone living in Golden Beach might have a faster emergency response time. He is not for or against it but would like everyone to have an open mind about it. He also believes that Golden Beach should have a social media presence something like Facebook, where you can go on there to get instructions like during hurricanes. He understands that people can get on there and leave comments but he is sure there is a way to dedicate it to only residents. This can also be another place to upload the agenda with little to no cost he feels like it is something we should really explore. One other Town matter is to try to enforce lights on bicycles during nighttime because it is very scary and someone can be killed, try to have officers give warnings for no lights. His son who could not make it tonight had friends who attended Douglas High School and they will be holding a fundraiser to plant 17 trees in honor of the victims. If anyone would like to come and donate, it would be appreciated. In addition, spoke about a nut allergy program that helped cure his son and he will be coming back to the Council to try to get recognition of the program for their success.

### **Vice Mayor Mendal**

Congratulated Lt. Perez and Sergeant Soca on their promotions. Also mentioned to the residents that they were both nominees for the Leo awards, Lt. Perez for saving someone's life who was in cardiac arrest and Sargent Soca who was a finalist and a winner for the incident he was involved in while apprehending a criminal and he was shot in the line of duty. Mentioned the resolution he was looking to repeal in the last meeting. He did not have time to meet with the Town Attorney because we moved the dates of the meeting so he will speak on that at the next meeting. Stated that for some time now that he thinks the Town needs a new website and a more user-friendly one. In regard to the Civic Center this is also the first time he has hear of it as well, it's not that people are out of the loop we just have not discussed it yet.

### **Councilmember Lusskin**

Reiterated what she said at last month's meeting about the importance of notifying residents on demolitions. She understands that is a bit difficult because when a permit is pulled we're not sure when the demo will take place but she still wants to reiterate that demos are more disruptive to the neighboring homes than new construction. Her general feeling is that when a permit is pulled for a demolition, notify the two homes beside the site. The notification does not have to be the exact date, they just need to know that a permit has been pulled so they can be on the look out for it, or the GC might be able to take on that responsibility. Thanked all residents for coming and for caring about the Town enough to come to the meeting and that anything at the end of the agenda is just a discussion that's all, no voting and no decisions are being made.

**Mayor Singer** called for a quick break to celebrate the Town Managers upcoming birthday.

### **I. TOWN MANAGER REPORT**

Thanked the Council for moving the meeting. Announced that he will be out of Town the following week. In his absence the Town Clerk will be Acting Town Manager and he will not have access to his phone. Town Manager recognized one of the Building Regulatory Advisory Board chairman **Jerome Hollo**, as well as recognized Linda Epperson and thanking her for all her hard work. Town Manager mentioned that there are some ordinances that are being postponed until the next meeting. Mentioned that the Council approved two new projects, which may make our new projects seem like they are taking longer than normal, but they are not. We are almost done with the guardhouse, which we stopped in December due to termite rot that extended its finish to hopefully the end of April. We are putting a hold on the pavers, exploring just replacing curbs and gutters to see how the curbs and gutters replacement will enhance the aesthetics of the guardhouse. If it enhances the aesthetics than what we will do is pressure clean, seal the current pavers, and save a little money. That project will be another two or three months before we deliver the entrance of the Town.

Also stated that Councilmember Bernstein and Vice Mayor Mendal were both concerned with the lighting on the signage, he will make sure to incorporate their feedback on how we do the signs. Mentioned that one of our residents decided to call the Miami Dade County Department of Historical Preservations on our pavilion job site, which has caused us to stop our pavilion project, however the bathrooms project at the pavilion has not stopped they are still being redone. Residents are always encouraged to attend the Town meetings that are always advertised on both our website as well as the monthly newsletter. At the last council meeting the Council authorized us to add a new project the beach pavilion itself, the beach pavilion was never part of the original beach project. What we were proposing for the beach pavilion is to basically repaint, re-truss the roof, and change the terrazzo floor to one that was donated by one of the residents. The anonymous resident that called the Miami-Dade County Department of Historical Preservations objected to us moving forward with the replacement of the terrazzo floor with the new tile. The pavilion is locally designated by the county not the state, that means that we have to get a C.O.A. from the county in order to move forward with the project. The dilemma we are having is that the original floor back in 1924 was a black concrete floor, the terrazzo floor that we have today is not the original floor, the floor that is begin donated to the Town is more consistent with the 1924 design but not consistent with the 1954 remodel when the terrazzo was put in. Stated that he spent two

hours looking at microfilm looking for the original plans of the pavilion and the original flooring of the pavilion. Right now, we are negotiating with the county to allow us to put in the donated stone that is more consistent with color and aesthetic of the 1924 design. Also reminded the Council and residents that the columns there today are not the original columns. The original columns were a Tuscan Florentine with flowers and leaves coming off them, what we have today is more art deco disc on both the top and bottom, when it was redesigned in 1954. All the columns at the pavilion have popped, all we are doing is taking the columns down and putting them back to the 1954 designation, which means there will be delays as we wait on the county for delivery of the pavilion itself. The bathrooms will still be moving forward, the reason the bathrooms have been delayed is that we increased the footprint of the storage facilities on the men's side by an additional 100 square feet that forced us to delay the piling pouring and the foundation pouring. Even though our projects are taking longer than anticipated, it is not because our contractors are being irresponsible but because we have increased the scope of the project.

In addition, at the last meeting the Council approved a project to enhance Tweedle Park. We are also putting the brakes on that project for one reason. We have gone out to the playground community and tried to find proposals that are more competitive and thinking a little bit more outside of the box as it relates to shade structure, it may not be exactly what we wanted but were able to save \$22,000 by going with a different type of shade structure. The Manager also mentioned that the Council has given him authority to spend up to a certain amount of dollars on the projects, and he will deliver them under budget however, timing may be pushed back a little bit. The Mayor is constantly texting the Manager to make sure we are delivering the projects on time and that were begin responsible.

Town Manager stated that for the lighting project he authorized a contract with Stantec this afternoon, and FPL just two weeks ago agreed to donate all the old posts to the County. Also, stated that Linda's team has already issued the permits locally and Don Johnson our electrical inspector has viewed the plans and the shop drawings and has approved the project. As it relates to discussion items the reason we have discussion items is so we can talk collectively on projects, nothing this administration has ever proposed has been done behind closed doors, we try to be as transparent as possible. He strongly encourages residents who hear a rumor to call him. In addition, stated that the Town does not tolerate any inappropriate behavior, comments, whistling, or harassment of our residents, employees or even individual colleagues. At one of our construction sites today, some of the construction workers were being extremely inappropriate to two young females at an adjacent construction site. Stated that it is extremely important that when you hear those types of things occur you notify our substation right away and then you contact the Manager to address it. Tomorrow morning will be having a meeting with the GC of that construction site to make it clear that we will revoke any permits for irresponsible behavior, by contractors. Thanked the Council for an honorable 11 years with the Town and for an amazing support staff. Mentioned that in his 11 years, this is the first time he hears that the Town used to do post cards for Council meetings, but he will speak to members of the audience to see how we can improve it. Everyone knows he is resistant to social media but now we have a bigger staff to deal with that so maybe we can explore it further.

**Councilmember Lusskin** asked if we are still having bagels on the beach this coming Sunday

**Town Manager** stated yes from 11am to 2pm, it is in the newsletter and there is a flyer that is going out, and it is also on the website. Also, reminded residents that the newsletter now has the calendar for the whole year's events.

**Town Manager** also stated that in 2007 we applied for a county C.O.A. that was approved at the time to fix the columns, but that is not what is causing the delay, it is the change of materials on the floor. In 1924 it was a concrete black floor, the Council has authorized that we replace the terrazzo because it is cracked, it is slippery, it has dips in it which is a tripping hazardous. The Council authorized us to remove the terrazzo and put in this beautiful tile that was donated, which is out there on the pavilion if anyone would like to see it. The color is more consistent with the original 1924 color, is more consistent with the new modern design of the sitting area and the interior of the bathrooms, which we feel complements the new project, and saves us about \$80,000, so we will persuade the county to allow us to move forward with that project.

**Councilmember Bernstein** asked the Manager to elaborate a bit more, and why are the donated tiles saving \$80,000.

**Town Manager** stated that the tile that is donated so all we have to pay for are the installation costs. Since we are not putting in a terrazzo floor again, we are also saving as it is a costly product to install today.

**Mayor Singer** asked about the Film permits

**Town Manager** stated that it is attached and he is required by ordinance, to provide the Council with statics from the prior year.

#### **K. ORDINANCES – SECOND READING**

None

#### **J. TOWN ATTORNEY REPORT**

None

#### **L. ORDINANCES - FIRST READING**

None

#### **M. QUASI JUDICIAL RESOLUTIONS**

None

#### **N. CONSENT AGENDA**

1. Official Minutes of the February 20<sup>th</sup>, 2018 Local Planning Agency Public

2. Official Minutes of the February 20<sup>th</sup>, 2018 Regular Town Council Meeting – pulled until the April meeting \*\*\*\* ***pulled for the March meeting*** \*\*\*\*
3. A Resolution of the Town Council Authorizing the Use of LETF Monies to Make a \$5,000 Contribution to Teach for America.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE USE OF LAW ENFORCEMENT TRUST FUND (LETF) MONIES TO MAKE A \$5,000 CONTRIBUTION TO TEACH FOR AMERICA (TFA); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 3  
Resolution No. 2549.18

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 2549.18

4. A Resolution of the Town Council Authorizing and Approving a \$5,000.00 Contribution to the Alonzo and Tracy Mourning PTSA.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$5,000 TO THE ALONZO AND TRACY MOURNING PTSA; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 4  
Resolution No. 2550.18

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 2550.18

5. A Resolution of the Town Council Authorizing the Payment of \$5,000.00 to the Diabetes Research Institute Foundation's Love and Hope Event.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PAYMENT OF \$5,000.00 TO THE DIABETES RESEARCH INSTITUTE FOUNDATION'S LOVE AND HOPE EVENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 5  
Resolution No. 2551.18

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 2551.18

6. A Resolution of the Town Council Authorizing the Surplus of a 2015 Polaris 570 Sportsman from the Town's Police Fleet.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING THE SURPLUS OF A 2015 POLARIS 570 SPORTSMAN FROM THE GOLDEN BEACH POLICE DEPARTMENT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 6  
Resolution No. 2552.18

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 2552.18

7. A Resolution of the Town Council Approving the Settlement between the Town and Heather Bar Zevulun.

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING AND AUTHORIZING A RELEASE AND SETTLEMENT AGREEMENT BETWEEN THE TOWN, ZURICH AMERICAN INSURANCE COMPANY, AIG PROPERTY CASUALTY COMPANY AND METRO EQUIPMENT SERVICE, INC.; AUTHORIZING THE MAYOR TO EXECUTE THE SETTLEMENT AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**Exhibit:** Agenda Report No. 7  
Resolution No. 2553.18

**Sponsor:** Town Administration

**Recommendation:** Motion to Approve Resolution No. 2553.18

Consensus vote 5 Ayes, 0 Nays. Item N1, N3-7 passed, N2 pulled.

**Vice Mayor Mendal** stated that the reason why the settlement item was on the consent agenda is that the Town is insured.

## **O. TOWN RESOLUTIONS**

None

## **P. DISCUSSION & DIRECTION TO TOWN MANAGER**



Mayor Glenn Singer:

- Civic Center Funding

Stated that the reason this is even coming up is because of the survey results from the residents, requesting that this be looked at further.

**Mayor Singer** read into the record some statistics pertaining to the fire department and response times in Town. Stated that he met with the Town Manager and decided to go through the exercise. A few years ago Dade County fire approached the Town Manager and him and said the northern part of Dade County is short on fire rescue. They need to add additional fire and rescue, this was six years ago they stated they have the money and are willing to build a fire station on our property and if the Town would support them. The Town Manager and Mayor met with the county and talked to them briefly, right after that, the funds were pulled so the conversation stopped, but the demand did not stop. It was brought back to our attention over the last 24 months several times, and figured it could not hurt to look at it.

Read into record more statistics pertaining to the fire department and response times in Town. Looking at those facts the Town Manager and Mayor decided they really need to consider if we build a new Town center, a civic center, or a Town Hall can we add fire rescue. We have been trying to meet with Dade County again but they have not agreed to a date yet, so the Mayor does not even know if this is going to work and if it does, they are going to pay for the fire rescue station, the maintenance, and partial cost for the building. Mayor stated that 6 years ago one of his concerns was what happens every time they get a call would we have to hear the sirens going out and how would this affect residents. Dade County stated that's not how it works what they would do is pull out on A1A, leave Golden Beach, unless the call was in Golden Beach before the sirens would go off. One of the Mayors biggest fears is God forbid there's ever a fire at one of the condos in Sunny Isles and someone has a heart attack in Golden Beach, were in trouble because there will be no one to respond to these calls, that's why the fire station conversation got started. We are no further along than we were six years ago. Mayor stated that they would have multiple workshops for the residents so they can have tremendous input, just like when the CIP project was done, so please do not worry we're not doing anything tomorrow, but it is important to discuss and it is important to bring these facts to the residents, which are alarming.

There was an incident that happened recently where someone was having heart issues and it took about 12 minutes for them to come to Golden Beach and the person was in severe danger of passing but thankfully nothing happened, but it was a time sensitive situation and it did take a little longer than everyone would like. Mayor also stated that we have many options that is not our only option or we can just not do anything. We can also make a Town Hall in the future, another option we can build a civic center with a Town Hall. Mayor also stated that since Hurricane Irma there has been a growing call for administration to explore the possibility of developing a new Civic Center. As we, all know the existing Town Hall and Public Works yard have served the Town well over the years but as we also know this Town Hall would not pass OSHA inspection. The employees have been working in these conditions for a long time, they have been working in almost closets, and the bathrooms are not ADA compliant. The building is below the flood base, the room needs tremendous repairs, the windows are not impact windows, and there is no proper bathrooms for staff or visitors. There is no fire

suppression system. God forbid there is ever a fire in this building we would lose everything, we do keep records off site, but we have a lot of records that we keep onsite that we would lose. There is a stairway to the police station on the second floor that is extremely unsafe; the police area is inadequate for a police area. There is no proper server closet for our computer system and that is very important, our systems go down all the time, our IT say the servers are not getting proper ventilation where the server currently is, but we can't have proper ventilation because that's the only place where the server can be. We have had plumbing issues, as well as termite issues; we have tented Town Hall at least 4-5 times that he is aware of. There is no storage facility for records. We definitely need to consider what we are going to do about Town Hall.

Then, there is the hurricane issues, If it was not for Regalia allowing our staff to stay there during the storm, they would have needed to move to a command post, which is in North Miami Beach because our police contract states that if winds are in excess of 55 miles per hour, the police cannot stay here. The Regalia was very generous and let our police command staff stay in the lobby. If they did not offer that the Town of Golden Beach due to the fact that this building is not adequately supportive for a storm we would have gone unprotected for over 24 hours, because we could not allow the police back into Golden Beach. That is a concern of his and of many residents. We have looked at a preliminary plan to see how much space we would need. We're looking at 20,000 to 25,000 square feet to build a true civic center. Obviously Town Hall we could do a lot smaller, we came up with 11,000 square feet for a civic center, the amenities 5,000 square feet, storage of 850 square feet, fire rescue about 7,500 square feet. The Mayor reminded resident that this is just for preliminary discussion so please do not take this the wrong way, we are just discussing what we need and what is required for the Town.

Mayor stated that even back when he was just a Councilmember and it was Mayor Addicott we had discussions that, eventually we were going to have to do something about Town Hall this was almost 18 years ago. We have provided well with this building and he thinks the Town Manager has done a great job with allocating the space with the number of employees that we have and, we have put a Band-Aid on this building. Mayor stated that they were looking for a budget to see if they were to do this how much would it cost. The Town Manager and him have been working with a temporary budget to figure out how much the cost would be. We figure that if we were to do a 25,000 square foot building at a cost of about \$300 a foot that would be a \$7,500,000 million cost. If you add in furniture and fixtures at a \$1,500,000, soft costs and design of the building at an additional \$2,500,000 million, the new park area and contingency you are looking at an expensive project at about \$13,000,000 million. The Town cannot afford that, we would never even attempt to do a 13-million-dollar project, but there is some funding that could reduce that. We figured that we have an option of these lots in Golden Beach where Town Hall is and where Public Works is. One of our options is we could sell these lots we still would have all this area for green space, even if we build a Town Hall, we would still have tennis courts, basketball courts, tot lot and ample space that we figured could generate as much as 3 million dollars. If we decide on building a fire station Dade County would contribute about a million and a half. We have about a million dollars in forfeitures assets, which leaves a budget of about 8 million dollars that is if we do the whole entire Taj Mahal of a civic center, a gym, and a fire station. The Town Manager and Mayor have met with the Town's bond people just to discuss on how is the best way to fund a project of this magnitude; their only option was to adjust

the millage rate. Stated that he is against adjusting the millage rate, but spoke to the Manager about doing an assessment every year for a limited time. One assessment they came up with was \$3,000 dollars a year for about 10 years per home that is \$250 dollars a month and that would generate money to pay the 8 million dollars and cover the debt service and the operating cost. That is the scenario that he is presenting to the residents this evening. If everyone on the Council says that its a good route we would say okay, even if it got approved we would then put it on the November Ballot for the residents, if 51% said yes, we would move forward with the project if 51% said no than we would not that's how simple it is. Mayor stated that he wants the residents to know that the Council is not going to say ok we are going to give you a \$3,000-dollar assessment and that is it that is not how the process works. The process would start with first figuring out what the Town's desire is, then we figure out how we are going to pay for it and if we cannot pay for it, then we have to go to finance. Lastly we would go to the voters for them to decide, and if we got to that phase we would have a whole project and a whole process, we would have Town Hall meetings to go through what we're going to do. We would take suggestions from the Council and residents; we would create a building that everyone could live with. The reason why this is even a discussion item is (1) It came up during the survey, and (2) even if we don't do a Taj Mahal meaning a civic center, with a gym, a community center, and a fire station we some time down the road need to decide what we will do about Town Hall. We are growing out of it, and it is not fair to the Town Hall employees. We are going to have to build a New Town Hall. That could be a 5,000 square foot building on A1A that the Town could absorb and no one would have to pay for it, it would come from operating costs and selling the lots etc. Mayor stated that after speaking to the attorney he was told that he does not have to have the residents vote, but would not do something like that without having a public vote.

**Mayor Singer** opened the discussion up to the Town Council first and then to the public

**Dr. Penny Iglesias, 138 South Island Drive**

Asked if, and when, it goes to vote will all of the details be included.

**Town Manager** stated that it'd be similar to when the G.O. Bond was brought before the residents for a vote. The Administration would bring before the council and the community a very preliminary design, space allocation and how to fund it. That will be a detailed draft of what will be brought before the residents. There will be an education campaign for the residents that will show what we are proposing, the amount of square footage, the amenities that will be offered, the footprint, and the cost of said building. If said building were requested, then the voters would vote up or down on that design and that funding.

**Councilmember Lusskin** stated that the Council really wants to be responsive to what the residents want, and the survey was really telling in regards to that. She feels like there is nothing to lose since the end result is what the residents vote on. She does not at this point see a down side to it if the residents make the decision as to whether they want it.

**Mayor Singer** stated that the \$3,000 per home per say is the most we would charge, if we get the cost down which he knows we will.

**Town Manager** stated that they have done two space allocation surveys and had two different companies assess space needs and parameters. Both companies arrived at very similar numbers as it relates to office space that would meet OSHA and all of the prescribed requirements for a proper office. The budget like the Mayor said is a very preliminary budget in order to have a constructive conversation you need to have a preliminary discussion, you could always work your way down from that, not increase the scope. These are just numbers but they are based off some conservative estimates. The Mayor is correct, these are very outside of what we want but if the council and residents feel that they don't need all of the amenities on the table they will take those items off the table. We are taking feedback form the Council and residents as to what they see as the vision for the future of Golden Beach in terms of amenities and space allocations.

**Councilmember Lusskin** asked if the vote is a referendum vote.

**Town Manager** stated that yes, it is. There is a deadline for putting a question on the November ballot, that deadline is in June. If the Council wanted us to have a referendum that question would be drafted by bond Council, and Council. It would then set the four points of what our scope would be and then we would work with the community on that item, it would be a referendum so if the community decided to vote down whatever is you want them to consider the particular project is a done deal. Then the Council could consider other scopes and funding mechanisms that is always the Councils authority. We could easily move forward with a smaller project but that would not be fair to the residents because that would only serve the needs of our staff and not necessarily the needs of our residents in terms of amenities and other services that we offer them.

**Councilmember Lusskin** if we can have a couple options for them to vote on

**Mayor Singer** stated that we could not do that. The Council would decide not to include certain elements, and then they will be excluded.

**Councilmember Lusskin** asked if we all get to decide on that as a Town

**Town Manager** stated no it would only be the elected officials

**Vice Mayor Mendal** asked if there is a reason why the Town cannot use Hallandale Beach's services.

**Town Manager** stated that the County Ordinances prohibits Broward County from entering Dade County it is a preemptive agreement between Dade and Broward County. Hallandale will not respond to Golden Beach unless a task force agreement is called upon, then they will cross into each other jurisdiction as a joint declaration.

**Vice Mayor Mendal** stated that based on the people he is spoken to; they do want certain amenities, but does not like the price tag. Thinks that we do not need something that takes up so much space, he thinks we can reduce this to something that is both functional and appropriate for our community while reducing the price tag as well. Stated that he would not be in favor of a special assessment or raising the millage. Would be more in favor of a "skinny town hall"/civic center on top. Thinks that the Town

could find the money in the existing operational budgets with the way it is now and not have to raise additional funds.

**Town Manager** stated that yes, Vice Mayor Mendal is right the Town budget may have the capacity for additional debt. We preliminarily looked at our capacity, looking at without increasing the millage rate and without having to lay off a substantial amount of staff members, we could probably take on a debt service of 1.5-million to 2 million dollars top. The only thing we can dedicate to a debt service without a referendum is non-ad valorem tax dollars, that is our miscellaneous money that we collect. We could take out a line of credit for \$2-million, pay it over the course of 5-10 years, and sort that into our budget but that is max 2 million dollars you add the 1 million dollars from the drugs that is 3 million dollars. So, could build not a robust facility – things that drive our costs are parking structures, the height elevations, the space allocations. The question is does that meet your 50-year planning horizon, does that meet the needs of your community for the next 50 years, because once you build it that is it, there is very little going back to the drawing board to expand. Build it right the first time, but the question is whose right design is it. That's why having a constructive conversation with our residents for what is the right design, what is the right amenities, or what is the right size is helpful. The Administration has no vested interest one way or the other, but in making your decisions you need to be thinking of the future.

**Vice Mayor Mendal** thanked the Administration, the Mayor for putting the document together, and beginning the conversation about this.

**Councilmember Rojas** stated that she agrees that we need a new Town Hall, also thinks that Golden Beach is a small Town and is not going to get any bigger and doesn't think we should spend so much money on a grand Civic Center when there are other more important projects still left to do. Does not think that it is a good comparison to compare Golden Beach to other residential communities because Golden Beach is not like them. She does understand that the residents said they would like amenities in the survey but agreed with a resident that they certainly did not agree to pay for it. Mentioned that she is concerned about the funding because we still owe over 11 million dollars for the CIP project, we still have to pay a monthly or quarterly fee for stormwater. In 2018, the property tax is going to change and people are not going to get the full deduction they have been getting in the past and does not think a big civic center would increase the home values of the homes in Golden Beach. As far as she is concerned she thinks we need a new Town Hall but does not think the Town needs a civic center or that the residents should be assed or taxed on it.

**Mayor Singer** asked how she felt about a fire station

**Councilmember Rojas** stated that she would be open to having a conversation about it, might be a good thing to have and she would feel safe.

**Councilmember Bernstein** stated that he would never vote on this unless the residents get a vote. He loves the idea of a Taj Mahal but does not know where we will pay for it from. Maybe let us start from the other side in terms of examining what we can get because thinks that \$3,000 per house is hard to get and pass. Maybe if we work backwards and see what we can afford from our operating budget every year to put towards this. Thinks that a fire station is a great solution and service for the community

to have faster emergency response time. Figure out what we can get from the fire department and then see how much this is really going to cost. Then we can figure out what services we can get out of it, and if a civic center makes sense, and if a gym makes sense. There are definitely things we need and one of the most important ones is the Town Hall.

**Mayor Singer** stated that Miami-Dade Fire Rescue will only cover the portion of the fire station, but we would still have to cover the costs for the Town Hall.

**Town Manager** stated that lets assume that they help absorb 1 million dollars does the Town want to make a minimum commitment of 99 years to Miami-Dade Fire because that is the minimum requirement for an agreement with the fire department for an extra million dollars.

**Mayor Singer** stated that he met with the Mayor of Bal Harbour and they recently added a fire station into a parking garage and asked him how is their relationship with the fire department, is it an issue? He stated that it was not an issue, that the fire department were great roommates.

**Vice Mayor Mendal** asked if the parking structure was going to be an issue

**Councilmember Lusskin** stated that by law you would have to have a certain amount of space. In addition, she stated that she would rather wait and do something down the line then build something that is not adequate and find out later that we needed more.

**Town Manager** stated that this in no way, shape, or form will delay the canal maintenance project. The funding for that project is secured in the Town's budget. This will not delay or defer it.

**Councilmember Lusskin** asked if this facility would be used by Golden Beach residents only.

**Town Attorney** stated that they could limit it to their residents.

**Councilmember Lusskin** asked why then can they not lock the gates.

**Town Attorney** stated that the streets had previously been dedicated to the public, but there is a way to limit the facilities to the community.

**Town Manager** stated that we did it for Tweddle Park recently, where you limit it to just residents of Golden Beach

**Mayor Singer** opened the discussion to the public

**Tony Rojas, 600 Golden Beach Drive** Asked if the Town is talking about rescue services and fire services in the same building.

**Town Manager** stated that we have had three preliminary meetings with fire over the last six years. It was clear from Miami Dade fire assessment what they need are rescue not fire services, what they are looking for and what we can tolerate is a two base,

minimum 7,500 square feet area, they cannot back up their trucks so there is no beeping, and they will have a non-ladder engine that provides rescue services.

**Mr. Rojas** stated that next to his business he has a fire station. He is completely against having a fire station in Town. He came to live here because it was a small enclave that was removed from everywhere else. His peace and quiet means a lot.

**Mayor Singer** stated that if they were going to build a fire station it would be in the southernmost part of Town and it would be traveling south, it cannot travel north to Broward.

**Mr. Rojas** stated that does not change his position at all and he is firm in what he believes. In addition, he does believe they need a New Town Hall. However, against putting an assessment.

**Sari Addicott, 155 Golden Beach Drive**

Thinks that what she would ask from the Council and the Manager is to get a legal opinion as to public access. You are talking about our little community opening itself up to all these other places. It is a little gem; it is an oasis in the middle of a huge community. She was also curious on how we are going to get this on the agenda by June.

**Town Manager** stated that they would limit the scope of what they authorize. You would structure the question like do you consent for a a multipurpose civic center building with office space, bathroom, 25,000 square feet with parking base for a fire rescue, which we would have more than enough time to get something to the Council for its consideration by it June meeting.

**Mayor Singer** stated that they are not rushing it.

**Town Manager** stated that they need to limit their direction. Fire is a very important question because it is a commitment that we make to one another. In addition, the Council is tasked with representing the residents. What he hears tonight is that they agree they need a new facility that meets OSHA, and provides safety during hurricanes. If you can build that facility with an amenity or two for our residents that is a win if you can do it without the relationship with fire. However, make sure you really consider it because there really is a need for fire in the area. Thinks that they can go back to the drawing board, explore some options, and bring something for future consideration

**Mayor Singer** stated that why not by the next meeting have more facts to bring back to the residents. Personally, against the \$3,000 a year assessment to the residents. By next meeting, they should have met with fire rescue and should have more information on costs and parameters. Invited residents to come back to next month's meeting.

**Councilmember Lusskin** stated that 60% of the people in the survey wanted a gym. That has to be a huge chunk of change for a gym to service a community of this size.

**Mayor Singer** stated that by the next meeting they'd have more information and more figures.

**Councilmember Bernstein** asked for them to get more information on what the fire rescue department would need.

**Sari Addicott**, asked if in the costs they factored in liability costs.

**Town Manager** said absolutely and of course, those costs would go up.

Vice Mayor Jaime Mendal:  
None Requested

Councilmember Kenneth Bernstein:  
None Requested

Councilmember Amy Isackson-Rojas:  
None Requested

Councilmember Judy Lusskin:  
None Requested

Town Manager Alexander Diaz:  
None Requested

**Town Manager** reminded residents of the bagels in the beach event happening on Sunday. The next council meeting is scheduled for the third Tuesday in April. And reminded residents that during the week of March 26<sup>th</sup> there will be youth amenities for the youth.

#### **Q. ADJOURNMENT:**

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A motion to adjourn the Council Meeting was made by Councilmember Rojas, seconded by Vice Mayor Mendal.

Consensus vote 5 Ayes 0 Nays. Motion passes.

The meeting adjourned at 9:22 p.m.

Respectfully submitted,

*Lissette Perez*  
Lissette Perez  
Town Clerk