



**CITY OF WEST MIAMI
COMMISSION MEETING MINUTES
REGULAR COMMISSION MEETING**

**WEDNESDAY, JULY 18TH, 2018
7:30 PM
COMMISSION CHAMBERS
901 S.W. 62ND AVENUE
WEST MIAMI, FLORIDA**

1. **INVOCATION.** City Manager Yolanda Aguilar gave the Invocation.
2. **PLEDGE OF ALLEGIANCE.** Police Chief Nelson Andreu led the Pledge of Allegiance.
3. **ROLL CALL.** The City Commission for the City of West Miami, met in regular session, on Wednesday, June 6th, 2018, beginning at 7:37 P.M. in the City Commission Chambers, 901 S.W. 62nd AVE, West Miami, FL 33144.

Present were: Mayor Eduardo H. Muhina, Vice-Mayor Rhonda A. Rodriguez, Commissioner Candida Blanca and Commissioner Juan M. Blanes. Commissioner Suarez was excused.

Also in attendance were: City Manager Yolanda Aguilar, City Attorney Jose A. Villalobos and City Clerk Annery Gonzalez.

4. **PRESENTATION OF MINUTES FOR APPROVAL FOR JUNE 20TH, 2018 REGULAR COMMISSION MEETING.** Vice-Mayor Rodriguez motion to approve the Minutes as presented. The motion was seconded by Commissioner Blanca. All voted in favor.

PRESENTATION OF MINUTES FOR JULY 11TH, 2018 SPECIAL COMMISSION MEETING. Commissioner Blanca motioned to approve the Minutes as presented. The motion was seconded by Commissioner Blanes. All voted in favor.

NOTE FOR THE RECORD: The Mayor requested taking items 11 A) and B) out of order.

5. **REPORT OF THE CITY MANAGER.** The City Manager informed the Commission as to the arrangements for the transition of her office upon her retirement. There was a pending issue with the FEMA reimbursements. A first reimbursement of \$ 79,000 had been received by the City recently. After July 30th the Office of the Acting City Manager will keep the Commission informed as to the progress of reimbursements. Furthermore, the City Attorney asked the City Manager to report on a request made by the City for an extension of 30 days to Crown Castle for the execution of an agreement to upgrade the antenna at the West Miami site.

6. **REPORT OF THE CITY ATTORNEY.** No report submitted.

7. **REPORT OF THE CITY ENGINEER.** No report submitted.



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8. **COMMITTEE REPORTS:**

The Mayor reported about a Town Hall Meeting for Hurricane Preparedness Workshop with FPL scheduled for August 15th, 2018 at 6:00 P.M.

9. **CITIZEN PRESENTATIONS.** No presentations.

10. **UNFINISHED BUSINESS:** NONE

NOTE FOR THE RECORD: Item 11 C) was heard followed by the order of the agenda.

11. **NEW BUSINESS AGENDA ITEMS:**

- A) **PRESENTATION OF CERTIFICATES OF RECOGNITION TO THE SPONSORS OF THE 4TH OF JULY 2018 EVENT.** The City Clerk read the list of sponsors. Isis Pacheco from Interamerican Bank was present. The City Commission presented the Certificate of Appreciation to Interamerican Bank in company of staff and the public. The Certificates of the sponsors that could not attend would be sent via USPS.
- B) **PRESENTATION OF CERTIFICATES OF RECOGNITION TO WEST MIAMI OLDEST LIVING RESIDENTS SHIRLEY BADER AND SELMA BECKHAM.** In addition to the foregoing residents the City Clerk also had prepared a Certificate to Joyce Shapiro. Since none of them could attend the presentation all were in favor to present the certificates at their respective residences one Commission member at a time.

NOTE FOR THE RECORD: The Mayor instructed the City Clerk to follow the original order of the agenda, with Item 4.

- C) **DISCUSSION AND RECOMMENDATION RE: SETTING TIME LIMITATION AFTER A BUILDING PERMIT IS ISSUED FOR THE COMMENCEMENT AND COMPLETION OF WORK. (POSTPONED FROM THE JUNE 20TH COMMISSION MEETING) (SPONSORED BY COMMISSIONER BLANES).** After a brief discussion the Mayor recommended hearing from the Director of the Building Department. The City Manager recommended a follow-up report with copy of the legislation in place to be presented by the Office of the Acting City Manager at the August 15th, 2018 Commission meeting. All agreed. Commissioner Blanes recommended following a protocol when addressing any type of legislation, in phases, as follows:

- Phase I - Discussion of possible Ordinance
- Phase II - First Reading of the Ordinance
- Phase III - Second Reading and Public Hearing



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All were in favor of Commissioner Blanes' recommendation.

NOTE FOR THE RECORD: The City Clerk requested withdrawing items 11 D) and F). All were in favor.

- D) **FIRST READING:** AN ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI ESTABLISHING A TIME LIMITATION OF _ DAYS FROM THE DATE BUILDING PERMITS ARE ISSUED BY CITY OFFICIALS FOR ANY BUILDING OR STRUCTURE FOR WHICH PERMITS ARE REQUIRED BY EXISTING ORDINANCES; SUCH PERMITS SHALL LAPSE AND BE NULL AND VOID IF WORK IS NOT COMPLETED WITHIN SAID PERIOD; REQUIRING THAT A NEW APPLICATION FOR PERMIT BE REQUIRED ON LAPSED PERMITS; AUTHORIZING THE CITY ADMINISTRATION TO ESTABLISH A RENEWAL PROCEDURE FOR EXPIRED PERMITS; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COMMISSIONER BLANES). Item withdrawn.
- E) **DISCUSSION RE: SETTING TIME LIMITATION FOR APPROVED SPECIAL USE PERMITS FOR PLANNED DEVELOPMENT TO PRESENT BUILDING PERMIT APPLICATION FOR CONSTRUCTION. (DISCUSSED AT THE MAY 16TH, 2018 COMMISSION MEETING - INSTRUCTIONS GIVEN TO CHECK WITH OTHER MUNICIPALITIES) (SPONSORED BY COMMISSIONER BLANES).** After a brief discussion the Mayor recommended that based on the fact that currently there are no time limitations to gather information from other municipalities. The City Clerk was instructed to gather sample legislation from other cities.
- F) **FIRST READING: ORDINANCE OF THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI SETTING FORTH A TIME LIMITATION FOR APPROVED SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT SITE PLANS THAT HAVE NOT PRESENTED A BUILDING PERMIT APPLICATION FOR CONSTRUCTION OF PROPERTY WITHIN _____ MONTHS OF APPROVAL OF ORIGINAL SITE PLAN BY THE CITY COMMISSION; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (SPONSORED BY COMMISSIONER BLANES).** Item withdrawn.



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- F) **FIRST READING: AN ORDINANCE OF THE CITY OF WEST MIAMI, FLORIDA RELATING TO "VACATION RENTALS," PROVIDING A GENERAL FRAMEWORK FOR THE REGULATION OF VACATION RENTALS; MAKING FINDINGS OF FACTS; REQUIRING VACATION RENTAL REGISTRATION; PROVIDING REQUIREMENTS FOR REGISTRATIONS; REQUIRING INSPECTION; SPECIFYING DUTIES OF VACATION RENTAL OWNERS AND ALLOWING AGENTS; PROVIDING MAXIMUM OCCUPANCY; REQUIRING RENTAL AGREEMENT PROVISIONS AND POSTINGS; PROVIDING FOR ENFORCEMENT OF VIOLATION AND FINES; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND EFFECTIVE DATE. (SPONSORED BY VICE-MAYOR RODRIGUEZ).** Upon motion by Commissioner Blanes, second by Vice-Mayor Rodriguez and 4/0 voice vote, the foregoing Ordinance was approved on First Reading. The City Clerk announced the Second Reading and Public Hearing of this Ordinance for Wednesday, August 15th, 2018 at 7:30 P.M.

NOTE FOR THE RECORD: The City Attorney asked permission to be excused from the meeting at 9:05 P.M.

NOTE FOR THE RECORD: The City Clerk requested withdrawing items 11 H) and I) following the recommendation of the Chief Code Enforcement. Vice-Mayor Rodriguez motioned for the withdrawal, seconded by Commissioner Blanca. All voted in favor.

- H) **REQUEST FOR MITIGATION OF CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT 6467 SW 14 ST, WEST MIAMI, FL AND OWNER JUANA CUAREZMA.** Item withdrawn.
- I) **RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI AUTHORIZING THE CITY MANAGER TO ACCEPT A MITIGATION OFFER IN THE AMOUNT OF \$_____ FROM JUANA CUAREZMA ON CODE ENFORCEMENT LIENS FOR CODE VIOLATIONS AT THE PROPERTY LOCATED AT 6467 SW 14 ST , WEST MIAMI, FL; PROVIDING THAT IF PAYMENT IN FULL IS NOT PAID BY _____ THEN THE AMOUNT OWED SHALL REVERT TO THE ORIGINAL AMOUNT; PROVIDING FOR EFFECTIVE DATE.** Item withdrawn.
- J) **YEARLY EVALUATION OF THE CITY CLERK.** The City Clerk was commended by all members of the Commission that were present for the job well done and her professional achievements. Vice-Mayor Rodriguez read for the record a recent "Clerk Highlight" article published by the Florida Association of City Clerks about City Clerk Annery Gonzalez. The City Clerk received a satisfactory yearly evaluation. The City Manager echoed the commendation and also informed that as part of the budget 2018-2019 the Office of the City Clerk will receive a car allowance. The Clerk's compensation was inclusive in the budget



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submittal pending Commission consideration and approval. In closing, the City Clerk thanked the Commission for the kind words and expressed it was an honor to serve a Commission that valued commitment and loyalty.

- K) **YEARLY EVALUATION OF THE CITY MANAGER.** The City Manager, notwithstanding the fact that was retiring in a couple of days and had been recognized for her outstanding job serving the City for 35 years, was praised for the job well done.

NOTE FOR THE RECORD: The Mayor called for a break at 9:20 P.M.
The Mayor called the meeting back to order at 9:29 P.M.

- L) **REQUEST FOR CONSIDERATION AND REQUEST FOR RESOLUTION FOR SALARY SUPPLEMENT FOR THE ACTING CITY MANAGER AND ACTING FINANCE DIRECTOR FOR PERIOD COMMENCING JULY 31ST, 2018 THROUGH JANUARY 31ST, 2019.** The City Manager recommended a compensation of \$ 12,000.00 to the Acting City Manager and \$ 6,000.00 to the Acting Finance Director starting October 1st, 2018 through January 31st, 2019. These amounts are inclusive on the 2018-2019 Budget. All were in favor. Commissioner Blanes recommended consideration of compensation to the Acting Chief Code Enforcement.

PRELIMINARY BUDGET FY 2018-2019 SUBMITTAL

- M) **SUBMISSION OF THE PRELIMINARY CITY BUDGETS FOR FISCAL YEAR 2018-2019.** Presented by City Manager.
- N) **RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA ESTABLISHING THE 2018 TENTATIVE MILLAGE RATES UPON ALL REAL AND PERSONAL PROPERTY WITHIN THE CITY LIMITS FOR THE PAYMENT OF THE AMOUNTS APPROPRIATED IN THE 2018-2019 PRELIMINARY BUDGET.** Upon motion by Vice-Mayor Rodriguez, second by Commissioner Blanca and unanimous 4/0 voice vote, the foregoing Resolution was approved.
- O) **RESOLUTION OF THE CITY OF WEST MIAMI, FLORIDA ADOPTING THE 2018-2019 PRELIMINARY BUDGET.** Commissioner Blanca motioned to approve the Resolution as presented. The motion was seconded by Vice-Mayor Rodriguez. All voted in favor.



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- P) RESOLUTION OF THE CITY OF WEST MIAMI FLORIDA ADOPTING THE PRELIMINARY WATER ENTERPRISE FUND BUDGET FOR THE YEAR 2018-2019 IN THE SUM OF EIGHT HUNDRED SIXTY EIGHT THOUSAND FOURTEEN DOLLARS (\$ 868,014.00). Commissioner Blanca motioned to approve the Resolution as presented followed by a second from Vice-Mayor Rodriguez. All voted in favor.

12. GOOD OF THE ORDER: None

ADJOURNMENT. There being no further business before the City Commission the meeting was declared adjourned at 10:35 P.M.

RESPECTFULLY SUBMITTED BY:

A handwritten signature in blue ink that reads "Annery Gonzalez". The signature is written in a cursive style and is positioned above a horizontal line.

ANNERY GONZALEZ, CMC
CITY CLERK