

MINUTES

**CITY OF HIALEAH GARDENS
TUESDAY, APRIL 15, 2014
CITY COUNCIL CHAMBERS
10001 NW 87 AVENUE**

- 1. Call to Order:** Chairman Garcia called the meeting to order at 7:32 p.m.
- 2. Roll Call:** Present were Chairman Luciano Garcia, Councilman Rolando Piña, Councilman Jorge A. Merida, Councilman Elmo L. Urra and Councilman Jorge Gutierrez. Also present were Mr. Charles A. Citrin, City Attorney, and Mayor Yioiset De La Cruz.
- 3. Invocation:** Chairman Garcia gave the invocation.
- 4. Pledge of Allegiance:** Mayor De La Cruz led the Pledge of Allegiance.
- 5. Deletions / Emergency Additions:** Resolution of the City of Hialeah Gardens, Florida, authorizing the City to sign a letter of commitment with Regions Bank for a tax-exempt bank qualified direct purchase loan of \$3,300,000.00 for the purpose of refunding the City's capital improvements revenue bonds was added as Item 9C.
- 6. Review of Minutes: March 18, 2014.** Chairman Garcia made a motion to approve the minutes of March 18, 2014 seconded by Councilman Merida. The motion was unanimously approved.

- 7. Public Comments:** None were offered.
- 8. Discussion regarding refunding of Capital Improvement Revenue Bonds, Series 2004:** Mr. Juan Rivera, O.M.B. Director

Mr. Juan Rivera, O.M.B. Director came forward and introduced Mrs. Lakshmi McGrath with First Southwest Company, the City's financial advisor. Mrs. McGrath came forward and gave details of the refunding of the bonds. In 2004 the City entered a contract with a bank loan with Regions Bank for the building of City Hall and citywide capital improvements. The term that they had was 20 years and after the first 10 years the City would have to refinance. First Southwest Company recommended that the City should refund the balloon payment and replace it with a fully amortizing bank loan. Regions Bank kept the original terms and requirements the same, and even changed the length of Bond term to twelve (12) years to conform to the original loan amortization end date. The interest rate has to be fixed with the bank. The current interest rate at this time is 3.7% which can approximately go to a 2.9% the earlier the rate is locked in. Councilman Rolando Piña inquired if the payments were going to be solely interest to which Mrs. McGrath answered that it was both principal and interest. Chairman Garcia then made a motion to approve going forward with the refunding, seconded by Councilman Merida. The motion was unanimously approved.

9. Proposed Resolutions:

- A) RESOLUTION OF THE CITY OF HIALEAH GARDENS, FLORIDA, AUTHORIZING THE CITY TO EXECUTE AND SUBMIT AS A CO-APPLICANT WITH BRIDGE HG ONE, LLC, THE REQUIRED APPLICATIONS AND RELATED DOCUMENTS REGARDING THE GOVERNMENTAL APPROVAL OF THE RELOCATION OF THE WATER RETENTION ROAD RIGHT OF WAY CURRENTLY LOCATED IN THE CITY'S DEDICATED BUT UNCONSTRUCTED ROAD RIGHT OF WAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

Mr. Citrin read the full title of the resolution into the record. At this time Joe Lopez, Public Works Director came forward and gave details about the water retention for the NW district roadway improvements. Mr. Lopez stated that the City needs to be a co-applicant on the applications for all the permits required. Chairman Garcia then asked if there was going to be a necessity in our future plans to have this right of way used for traffic flow in that area. Mr. Lopez answered that absolutely not that this is the road that was requested by the then property owner to be removed from the assessment. Mr. Lopez went on to say that Miami Dade County Derm water control section needs to approve those permits in order for the City to vacate the right of way. Mr. Citrin asked if any of the costs will be covered by the developer. Bryan Lada representing the applicant came forward and stated that

the developer has agreed to cover all costs associated with the project. At this time no one came forward to comment on the item. Chairman Garcia then made a motion to approve, seconded by Councilman Merida. The motion was unanimously approved.

- B) RESOLUTION OF THE CITY OF HIALEAH GARDENS, FLORIDA, ADOPTING A SENIOR CENTER POLICIES AND PROCEDURES MANUAL; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR DISTRIBUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

Mr. Citrin read the full title of the resolution into the record. Assistant City Attorney Aida Martinez-Ruiz came forward and explained that this is a formal way to adopt the Senior Center Manual as a recommendation from Aging for the Alliance. The manual serves as a guide and it is basically putting our practices on paper. At this time no one came forward to comment on the item. Chairman Garcia then made a motion to approve, seconded by Councilman Merida. The motion was unanimously approved.

Chairman Garcia stated that resolution 9C was the emergency addition item.

- C) RESOLUTION OF THE CITY OF HIALEAH GARDENS, FLORIDA, AUTHORIZING THE CITY TO SIGN A LETTER OF COMMITMENT WITH REGIONS BANK FOR A TAX-EXEMPT BANK QUALIFIED DIRECT PURCHASE LOAN OF \$3,300,000.00 FOR THE PURPOSE OF REFUNDING THE CITY'S CAPITAL IMPROVEMENTS REVENUE BONDS; AUTHORIZING THE MAYOR TO EXECUTE ANY DOCUMENTATION NECESSARY FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FO AN EFFECTIVE DATE.

Mr. Citrin read the full title of the resolution into the record. Chairman Garcia mentioned that this item had previously been discussed. At this time no one came forward to comment on the item. Chairman Garcia then made a motion to approve, seconded by Councilman Merida. The motion was unanimously approved.

10. Second Reading / Public Hearing for consideration and final adoption of the following ordinance:

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, AUTHORIZING THE ABANDONMENT OF A DEDICATED ROAD PORTION OF EXISTING RIGHT OF WAY BETWEEN NW 112TH AVENUE AND HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AND NORTH SIDE OF NW THEORETICAL 138 STREET AND WEST OKEECHOBEE ROAD., HIALEAH GARDENS, FL., LEGALLY DESCRIBED AS: THAT PORTION OF THE SOUTH

15.00 FEET OF THE SOUTH ONE-HALF (S. ½) OF THE SOUTH ONE –HALF (S. ½) OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF THE SOUTHWEST ONE-QUARTER (SW. ¼) OF THE SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD NO. 25) AND BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 40.00 FEET OF THE SOUTH ONE-HALF (S. ½) OF THE SOUTH ONE –HALF (S. ½) OF THE SOUTHEAST ONE-QUARTER (SE. ¼) OF THE SOUTHWEST ONE-QUARTER (SE. ¼) OF THE SOUTHWEST ONE-QUARTER (SW. ¼) OF THE SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 6309 SQUARE FEET OR 0.145 ACRES MORE OR LESS; FOLIO #: 27-2019-001-0430; PROVIDING FOR CONDITIONS, PROVIDING FOR AN EFFECTIVE DATE. (TRC Vote: 5-0; P&Z Vote: n/a)

Mr. Citrin swore in all those who would be providing testimony on items for Second Reading / Public Hearing. Mr. Citrin read the full title of the ordinance into the record. The applicant Bernando Escadavid was present and came forward. At this time Joe Lopez, Public Works Director came forward for staff and read the memo prepared by the Zoning Department which gives details of the right of way. Mr. Lopez mentioned that the vacation of right of way application will be approved if all conditions were met to which Mr. Lopez stated that they were. Chairman Garcia asked if the neighbors of this property will also be asking for vacation of road to which Joe answered that no they have all been vacated. Chairman Garcia then opened the public hearing at 7:55. No one came forward. He then closed at 7:55. He then made a motion to approve, seconded by Councilman Merida. The motion was approved unanimously. **(5-0)**

- 11. City Attorney's Report:** Mr. Citrin wished everybody a happy Easter.
- 12. Mayor's Report – Miscellaneous –** Mayor De La Cruz made a correction to previous comment regarding the money that was used for City Hall and street and road improvements.
- 13. Council Members Concerns / Reports / Board Appointments –** No comments.
- 14. Adjournment -** The meeting was adjourned at 7:56 p.m.

Respectfully submitted by:

Maria L. Joffee
City Clerk

Any person desiring to appeal any decision made by the Council with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

SCHEDULE OF MEETINGS

CITY COUNCIL

Tuesday, May 20, 2014, 7:30 P.M.

PLANNING AND ZONING BOARD

Monday, May 12, 2014, 7:30 P.M.

TECHNICAL REVIEW COMMITTEE

Thursday, June 5, 2014, 11:30 A.M.

WATER AND SEWER BOARD

Wednesday, May 28, 2014 7:00 P.M.

POLICE PENSION BOARD

LakTuesday, May 6, 2014, 5:30 P.M.