



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Meeting Minutes

### Town Council

#### **MAYOR AND COUNCIL MEMBERS**

*Mayor Peggy R. Bell*

*Vice Mayor Sue Ellen Loyzelle*

*Council Member Mary Ann L. Mixon*

*Council Member Michael P. Callahan*

*Council Member Roger Coriat*

#### **CHARTER OFFICIALS**

*Town Attorney Mitchell Bierman*

*Town Attorney Chad Friedman*

*Town Manager Rafael G. Casals, ICMA-CM, CFM*

*Town Clerk Debra E. Eastman, MMC*

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Monday, November 5, 2018

6:00 PM

Council Chambers

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### Special Town Council Meeting

#### **1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE**

Mayor Peggy Bell called the Special Town Council Meeting to order at 6:03 p.m.

Present were Mayor Peggy Bell, Council Member Roger Coriat and Council Member Michael Callahan. Vice Mayor Loyzelle arrived at 6:06 p.m. and Council Member Mixon arrived at 6:16 p.m.

**Present:** 4 - Mayor Peggy Bell, Vice Mayor Sue Ellen Loyzelle, Council Member Michael P. Callahan and Council Member Roger Coriat

#### **2. TOWN COUNCIL ANNOUNCEMENTS, BOARD & COMMITTEE REPORTS**

#### **3. PUBLIC COMMENTS**

Mayor Bell opened Public Comments. Ed Verona spoke in support of the letter of intent and resolution.

Barbara Condon spoke in support and Stacey Cusano spoke in support of the resolution.

#### **4. REPORTS**

- A.** · Discussion Regarding Letter of Intent
- Cutler Bay Town Center - GCF Property Exchange

#### **A. TOWN MANAGER'S REPORT**

There was none.

#### **B. TOWN ATTORNEY'S REPORT**

There was none.

**C. TOWN CLERK'S REPORT**

There was none.

**5. CONSENT AGENDA**

There was none.

**A. APPROVAL OF MINUTES**

There was none.

**6. QUASI-JUDICIAL HEARINGS (PUBLIC HEARING REQUIRED)**

There was none.

**(THESE HEARINGS ARE SCHEDULED FOR A TIME CERTAIN OF 8:00 P.M.)**

**EACH PARTY WILL BE LIMITED TO A PRESENTATION OF 20 MINUTES. THIS TIME LIMITATION MAY BE EXTENDED BY THE CHAIR OF THE MEETING.**

**T7. ORDINANCES FOR FIRST READING (NO PUBLIC HEARING REQUIRED)**

There was none.

**8. ORDINANCES FOR FIRST READING (PUBLIC HEARING REQUIRED)**

There was none.

**9. ORDINANCES FOR SECOND READING (PUBLIC HEARING REQUIRED)**

There was none.

**10. RESOLUTIONS**

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A LETTER OF INTENT BETWEEN THE TOWN AND GCF INVESTMENTS, INC. RELATED TO A PROPERTY EXCHANGE OF PROPERTY OWNED BY GCF INVESTMENTS, INC. GENERALLY LOCATED EAST OF OLD CUTLER ROAD, SOUTH OF S.W. 208TH STREET, NORTH OF S.W. 212TH STREET, AND WEST OF S.W. 92ND PLACE AND THE TOWN'S EXISTING TOWN HALL SITE AND/OR ADJACENT PARKING PARCEL; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Debra Eastman read the title of the resolution. Town Attorney Chad Friedman explained the resolution, the purpose and the specifics of the letter of intent and the opportunities and advantages to the Town. He explained that this keeps the property off the market for 120 days and the ultimate decision will be with the Town Council.

Town Manager Ralph Casals explained the current assets of the Town and the current debt service.

The Town Council discussed land swap details, debt service, and the process. Council Member Callahan asked about the cost of the process including the financial advisor, attorneys, etc.

Vice Mayor Loyzelle made a motion to defer the resolution. There was no second offered.

Council Member Callahan made a motion to cap the financial expense related to the letter of intent to \$10,000. The motion received a second from Council Member Mixon. Mayor Bell called for the vote and the motion was adopted 5-0. There was further discussion regarding the cost of appraisals already done and those proposed and how that would be paid.

Council Member Callahan made a motion to adopt the resolution with the amendment of the financial cap. The motion received a second from Council Member Mixon. Vice Mayor Loyzelle spoke in opposition. Mayor Bell called for a roll call vote.

The motion carried by the following vote:

**Yes:** 4 - Mayor Peggy Bell, Mary Ann Mixon, Council Member Michael Callahan and Council Member Roger Coriat

**No:** 1 - Vice Mayor Sue Ellen Loyzelle

## 11. PUBLIC COMMENTS

Barbara Condon thanked the Town Council for bringing this item forward. Ed Verona thanked the Town Council. Stephen Bethol thanked the Town Council.

## 12. ADJOURNMENT

The meeting adjourned at 8:15 p.m.