

North Central Dade Municipal Advisory Committee



Arcola Lakes Senior Center - 8401 NW 14 Avenue
December 3, 2025 - 6:00 p.m.

County Commission Rules - Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Persons exiting the commission chamber shall do so quietly.

1. Call to Order & Roll Call
2. Moment of Silence: Deceased MAC Member, Rep. Roy L. Hardemon
3. Reasonable Opportunity for Public Comments
4. Approval of Meeting Agenda
5. Approval of Minutes
 - November 5, 2025
6. Miami Dade County Departments Presentations:
 - Library: Ray Baker, Director
 - Fire: Arthur Holmes, Deputy Chief
 - Solid Waste: Stacey McDuffie-Brewster, Division Chief, Business Development & Contract Management
7. MAC Chair Discussion Items:
 - Expansion Boundary Updates:
 - Request to Add Industrial Areas to Maps
 - Waiver of Petition for Residential Expansion Areas
8. Proposed Next Meeting Dates and Location
 - Wednesday, January 7, 2026, Arcola Lakes Senior Center, 6:00 PM
9. Adjournment

North Central Municipal Advisory Committee (NCMAC) Meeting Minutes

Date: November 5, 2025

Time: 6:00 PM

Location: Arcola Lakes Senior Center

I. Call to Order

The meeting was called to order by Chair Kenneth Kilpatrick at 6:10 PM.

II. Roll Call

Board Members	Affiliation	Attendance
Kenneth Kilpatrick (Chair)	Brownsville Civic Neighborhood Association	Present
Trameka Turner Rios (Vice Chair)	Little River Farms Homeowners Association	Present
Daniella Pierre (Secretary)	Northwest 7th Avenue Corridor Community Redevelopment Agency	Present
Sandy Lila	Northwest 79th Street Corridor Community Redevelopment Agency	Present
Anthony Bonamy	Community Member	Present
Roy Hardemon	Model City Community Advisory Committee	Present
Joyce Brown	Gratigny Neighborhood Association	Absent
Vanessa Woodard Byers	Twin Lakes/North Shore Gardens Homeowners Association	Absent
Kathleen Gordon	Gladeview Homeowners and Civic Association	Present
Felicia Mayo-Cutler	Northshore Community Association	Present
Pastor Richard Paul Dunn	Faith Community Baptist Church	Present

A quorum was established.

Welcome and Opening Remarks

Chair Kenneth Kilpatrick welcomed everyone to the North Central Municipal Advisory Committee (MAC) and confirmed the presence of members.

Public Comments

Chair Kilpatrick opened the floor for public comments, allowing each speaker one minute.

Speaker 1: AJ McCullough 5240 NW 29th Court, Miami 33142

Going on record to support the study and the inclusion of Brownsville within the study area boundaries. Brownsville is historic, and its inclusion ensures a more comprehensive and equitable approach towards planning and development. It is important that we, as residents, have a voice in shaping the future of North Central Dade.

Speaker 2: Amber Lawhorn 2110 NW 87 Street

Referenced the previous meeting's discussion on the millage rate and requested clarification on how the rate would be applied. Asked whether the new millage rate would replace or add to the unincorporated rate. Miami-Dade County staff clarified that any proposed city millage rate would replace, not add to, the existing unincorporated area rate; however, this is not final. Amber confirmed her understanding by restating that her current unincorporated rate is 1.9 mills, and stated that a new rate (e.g., 6 mills) would replace that rate on the tax bill.

Speaker 3: Caroline Williams Address: 424 NW 111th Street

Recalled that her neighborhood had previously been considered for incorporation in the early 2000s. Noted that residents at that time were concerned about possible tax increases. Lobbyists put out information back then. Expressed gratitude for the opportunity to revisit this issue, emphasizing the importance of having the option for self-governance. Hope that this continues to go forward.

Speaker 4: Nikki Howard 7805 NW 27th Ave

Spoke in favor of adding Brownsville boundaries within the study.

No further public comments were made. The Chair closed the public comment period.

Approval of Agenda

A motion was made to approve the meeting agenda.

Motion: Trameka Turner Rios

Second: Sandy Lila

Motion passed unanimously.

Approval of Minutes

Chair Kilpatrick asked members if they had reviewed the minutes from the previous meeting.

Board member Representative Roy Hardemon said his question from the last meeting is not in the minutes. Rep. Hardemon reiterated his request that his previous comments and concerns be officially recorded in the minutes. He emphasized that he wanted the record to reflect that he had some concerns about positions from Commissioner Bastien, the one who appointed him to the committee. What is her wishes on these

maps? That question is not in the minutes. He wants the record to reflect that he has serious concerns about the wishes of both Commissioner Bastien and Commissioner Hardemon regarding the proposed incorporation boundaries and maps. Representative Hardemon said he spoke with Commissioner Hardemon's office, and they said that they are not concerned about that. If they are not concerned about it, then why are you having the chair to request that we do signatures of all the residents? Without letting us know where you all Commissioner Hardemon and Commissioner Baisten, stand. Because every time I hear it, the commissioners are going to make the last decision, Rep Hardemon said. If they are going to make the last decision, I should at least know where they stand at, at this point. Got me sitting over here, Rep Hardemon said.

Chair Kilpatrick acknowledged the concerns of Rep Hardemon. He affirmed that the committee had discussed similar matters at the prior meeting. Chair Kilpatrick confirmed that Rep. Hardemon's comments would be added to the minutes to reflect his concerns. Before the vote was taken to amend the previous minutes to include Rep Hardemon's concerns, Chair Kilpatrick read a section of the minutes from the last meeting, October 1, 2025, and mentioned an email that he had received, which confirmed the need for petitions and signatures of areas specified.

Rep Hardemon expressed again that he wants to know how the commissioners of both districts feel. He said it is not fair to us. Not fair to him. That's unfair. He wants it to reflect the record. He wants to know the wishes of Commissioner Bastien and Commissioner Hardemon. When it comes to consolidating the areas of Brownsville, Liberty City, Gladeview, and Westview all these areas, unincorporated Dade. They have a fiduciary responsibility to give us an answer. He is demanding an answer at this point.

Board member Sandy Lila, through the chair, clarified about Rep Hardemon comments not being displayed in the meeting minutes from the October 1 meeting. Sandy further clarified if Rep Hardemon wants the minutes to be amended with his comments/statement? Rep. Hardemon replied, yes.

Chair Kilpatrick clarified that Rep Hardemon wanted his question, which is the official position from both commissioners on where they stand on the expansion areas, correct? Rep Hardemon says yes that the map that we voted on is they cool with that. Is that what they want, or is that not what they want? Rep Hardemon does not want to second-guess a commissioner at all. He wants to know. He said they want us to go out now and knock on these doors, and they're not paying anybody.

The chair acknowledged that it's a friendly amendment. What is their (Commissioners Baisten and Hardemon) specific position on the expansion – map areas, are they going to include or not?

Further discussion on the previous minutes continued, through the Chair, Board member Daniella Pierre, read from the minutes where a representative from Commissioner Bastien's Office emphasized that Commissioner Marleine Bastien's office is not advocating for or against incorporation, only facilitating public meetings and ensuring transparency. Rep Hardemon responded, yes but I know I was clear about what I was asking at the last meeting.

Chair Kilpatrick re-read the section of the previous minutes. Chair Kilpatrick mentioned not having a problem adding Rep Hardemon's comments as an amendment to the October 1, 2025, which will be reflected when we come back in December. Rep Hardemon said with a real answer from the commissioners. Chair Kilpatrick also shared that he sent an email to both commissioners about a month ago via triangulation through the supervisor of elections and clerk of courts, who must certify the elections. Chair Kilpatrick also shared that the Clerk of Courts is waiting for word from the commissioner's office on what they want. Chair Kilpatrick reaffirmed that they have been reached out to, and we are still waiting for an answer. Rep Hardemon appreciated Chair Kilpatrick for sharing and said that after we speak with everyone, there would still be a cost, so I still want to know what the wishes of both district commissioners are for this or not. Cause Rep Hardemon is not going to be up here beating a dead horse. Still want the information from both commissioners and noted in the record.

Sandy Lila asked is it fair to ask the commissioners what they want now? Chair Kilpatrick responded, yes and clarified that the question that would be asked of both commissioners are they in favor of the study, not incorporation. Because the expansion map has to be adopted by the commissioners. Chair Kilpatrick said they can waive the petition, but they are not going to waive petition; they want the signatures first. So the question to the commissioners is do you want the study to happen or not and the areas to be added or not. Because we are trying to lock the door on City of Miami and Hialeah.

Motion to approve the minutes with the amendment to include the comments/concerns of Rep Hardemon.

Motion Sandy Lila

Seconded Chair Kilpatrick

Motion passed unanimous

V. Petition Requirements by Area Commissioners

Chair Kilpatrick shared that he had received an email from a representative of District 3 confirming that a petition is required before any boundary expansion or map adjustment can proceed. Chair Kilpatrick asked if there were any updates from D2? Says that OMB has to put together the language for the petition. Staff from OMB (Vivian Cao) replied that it is included in the package – it is a sample petition. This is to give you an idea. A sample petition has been provided for each of the areas. Chair Kilpatrick replied, so each area has its own petition and they are separated by color code, right? Vivian Cao of OMB replied, yes. Chair Kilpatrick replied so my question then to the commissioner's office is how many signatures/how many petitions do we need to bring from each of the color-coded areas? Is it all areas together, is it cumulative? Is it on one percentage? Staff from D2 (Sade Chaney) replied that there is a code requirement for a percentage of the signatures to incorporate areas into a study. To ensure that enough residents have agreed.

Is that per the code for each shaded area or is it all the areas together, asked Chair Kilpatrick? It will balance out the same for each area, however, it might be better to keep them separate said D2 (Sade Chaney). Speaking of the code, Chair Kilpatrick

asked if the commissioners would be averse to adding the industrial areas that do not require petition? D2 (Sade Chaney) can't give an opinion, may still require board approval, but will double-check on that. Referring to the map, the red area D2 Brownsville, the western border, particularly along NW 35th–37th Avenues and south of 54th Street, are industrial corridors, which may not require the same level of residential participation. It is all industrial, said Chair Kilpatrick. To OMB staff, Ms. Vivian, do you know what the code requires for the percentage? asked Chair Kilpatrick. Vivian said it does talk about the 20 percent, but we must verify. You must acquire the 20 percent and going to be based on the people registered to vote, so it must be residential. So, if no one lives in the area. It's only a small area, right, asked Vivian? That's huge to me, that's industrial, that's our commerce, Rep Hardemon said. I'm saying this here. We had this discussion already. Someone should know these answers already. So are you suggesting going forward with one area because it is industrial and then come back, asked D2 Sade Chaney? No, what we are asking for is that you waive the petition so we can study it, said Chair Kilpatrick. D2 Sade Chaney replied that the board would have to approve the waiver.

Chair Kilpatrick further noted that the petition requirement is going to cost too much. We just don't have the funds to do it.

Do we know an estimated cost? asked D2 Sade Chaney?

Chair Kilpatrick said we do not. I can tell you the last time a petition was paid for in our neighborhood, it was over \$100K.

D2 Sade Chaney clarified that the purpose of the petition is to ensure that there are enough electors in the area who are interested in being incorporated; without that data, it is hard for Commissioner Bastien D2 to support it without enough people wanting it. It is important that the people in the neighborhood are supportive, not designed to add an extra hoop to the process. But it is, Rep Hardemon said. This is not helping us. D3 has four different petitions, while D2 only has one, said Rep Hardemon.

D2 Sade Chaney affirmed that Commissioner Marleine Bastien sponsored the resolution for the study.

A minimum of three quotes, said Sandy Lila.

Chair Kilpatrick asked if we need to give three quotes? Yes, technically county staff.

Board member Anthony Bonamy brought up a certain protocol has to be followed... mentioned the 20 percent and 180 days to collect petitions to be submitted. It could be an extra step.

The code says the petition must come to OMB for review and approval of the petition, said Vivian.

Might be some miscommunication, Chair Kilpatrick said, based on the last correspondence from Commissioner Hardemon's office mentioned that OMB did not have to review, but it had to come from OMB.

Yes, that's what I was reading, Anthony Bonamy said. Anthony Bonamy then continued to read further from the packet/code. It's not just submitting an invoice to the commissioner's office; they may require the full board.

In Brownsville, UM, Planned Parenthood none of them had to have permission to do a study. They did it, Chair Kilpatrick said.

What this could serve as is a survey to show that there is interest, said Anthony Bonamy.

I understand, said Chair Kilpatrick. The MAC cannot start a city. It is just a study.

MAC has been in place since 2003. The longest-standing MAC said Chair Kilpatrick.

Rep Roy Hardemon said he is clear that we are just doing a study. But the study is impacting the quality of life for this neighborhood, the unincorporated Dade area. The area that we have been trying to make into a new city. All this here Art Teele crafted this and intentionally left out because it was going into Hialeah.

Representative Hardemon emphasized again that the committee needs clarity from both commissioners regarding:

- Whether they support the boundary areas.
- Whether they are in favor of the current map and expansion area.

Board Member Anthony Bonamy suggested that instead of referencing this as a petition, we can do this as a survey, so we can show both commissioners there is interest for the boundaries to be expanded upon. So, we can do this door-to-door as a survey – see whether folks would like to be in the boundary – not the actual MAC itself.

Who's going to pay for it asked Rep Hardemon.

Chair Kilpatrick mentioned zero sentiment heard from the expansion area that they don't want to incorporate. Most of it comes from the areas that are already within. It is a small area. 90 percent is based on mistrust; they don't trust the individuals. If we do a survey, how many people surveyed is an acceptable number? If the commissioners accept the survey, the BCC gets to say the code asks for a petition. They don't have to accept the survey. We can do a survey but waive the petition so we can move the process. We can't afford a formal survey or petition, especially now that it must be certified by the Clerk.

Let the area go. Take them out. Willing to remove them – east of 95--- Large Mount, said Board Member Anthony Bonamy.

Feel like this is setting us back. We should be able to move forward; it is just a study. What are we waiting on Hialeah to come? They have all the information on us. I don't feel like they are supporting us. To me, it is suppressing us. I don't like what is going on. I live in Gladeview. I want to fight for what belongs to us. I don't want Hialeah taking my property. Said Board Member Kathleen Gordon.

Add industrial areas now, since there is no electorate --- everything that is industrial -- south of 112, east and west, lock it now. Ask the BCC to include the industrial areas of the red area now

Motion Board member Sandy Lila
Second Kathleen Gordon
Motion passed unanimous

Request the BCC to waive the petition of the expanded areas we voted on already
Motion Daniella Pierre
Second Trameka Turner Rios
Motion passed unanimous

Chair Kilpatrick said there is real power in cityhood, no power in UMSA. Everyone does not feel it the same way. Liberty City is 53 percent Hispanic right now. At the last meeting, we asked the County to send notices out to the expansion areas already.

Request for official position on the MAC process and waive petition from both commissioners D2 and D3. Because, to Rep Hardemon's point, if they don't want to waive the petition we might be spinning our wheels, said Board member Rev Dunn.

Request for official position
Motion Rev Dunn
Second Rep Hardemon
Motion passed unanimous

Hope that this demonstrates that we are here to serve and try to figure out if this is feasible per the ultimate decision of the groups affected, said Rev Dunn.

Concerning department presentations, recommends that the police come last for presentation --- poll to see who is available, said Chair Kilpatrick.

Next meeting is Wednesday, December 3, 2025, at 6 PM.

There being no further business, Chair Kilpatrick adjourned the meeting at 7:22 PM.

Key points raised:

1. Petition Requirements:

- To be valid, a petition must have signatures from **at least 20% of registered electors** (voters) in the proposed incorporation area.
- Petitions must be **certified, verified, and submitted within 180 days** after being authorized by the County Commission.

- The petition form itself must first be **approved by the Office of Management and Budget (OMB)** before circulation.
- 2. **Cost Concerns:**
 - Verification costs can run into **thousands of dollars**, which community members say they **cannot afford**.
- 3. **Equity & Fairness Issues:**
 - Participants expressed frustration that **different commissioners have unequal workloads or resources**, with some districts needing to prepare **multiple petitions**.
- 4. **Proposed Solution:**
 - Instead of launching a formal petition immediately, Board Member Anthony Bonamy suggested conducting a **door-to-door survey** to gauge **residents' support for incorporation**.
 - This survey would help demonstrate **interest and readiness** before the formal process begins and potentially strengthen their case to commissioners.

Minutes respectfully submitted by:
Daniella Pierre

Approved by:
Chair Kenneth Kilpatrick, NCMAC