NORTH BAY VILLAGE
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NORTH BAY VILLAGE
OFFICIAL AGENDA
FINANCIAL ADVISORY BOARD
VIRTUAL MEETING
ZOOM MEETING ID: 844 2624 3280
TUESDAY, NOVEMBER 10, 2026 at 6:30 PM

1. **Opening Items**
   A. Call to Order
   B. Roll Call

   1.A. Oath of Office to the newly appointed Board Members

   1.B. Selections of Board Chair, Vice Chair and Secretary for the 2026 - 2028 Term

2. **Approval of Meeting Minutes**

   2.A. Approval of the October 13, 2026 Meeting Minutes

   10.13.2026 Draft Minutes.pdf

3. **Old Business**

   3.A. Status Update on the Village's Community Center Project

   3.B. Status Update on the Village Hall Project

   3.C. Discussion on the State's and Village's Proposal for Property Tax

4. **New Business**

5. **Staff / Commission Liaison Updates**

6. **Public Comments**

7. Agenda Items for Next Meeting: December 8, 2026

8. Adjournment

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FINANCIAL ADVISORY BOARD MEETING MINUTES
TUESDAY, OCTOBER 13, 2026| 6:30 P.M.
MEETING ID: 844 2624 3280

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1. Call to Order / Roll Call:
   a. *Call to Order*: Lars Schott, Chair, called the meeting to order at 6:30 p.m.
   b. *Roll Call*:
      i. Board Members Present:
         1. Sidharth Mehta, Board Member
         2. Bill Prendergast, Board Member
         3. Lars Schott, Chai
         4. Elizabeth Avalo, Vice Chair
         5. Marco Zuniga, Board Member
      ii. Board Members Absent:
         1. None
      iii. Village Staff Present:
         1. Commissioner Richard Chervony
         2. Frank Rollason, Village Manager
         3. Sandra Siefken, Village CFO
         4. NBV IT Dept.
2.
      i. Others:
         1. David Doebler, Volunteercleanup.org

3. **Approval of Last Meeting Minutes:**
   a. *Tuesday – July 14, 2026:*
   b. Lars Schott, Chair, made a motion to approve the meeting minutes. Upon roll call vote, the motion passed 4 - 0.

4. **Village Hall Bid Timeline Update**

The meeting clarified the timeline for the Village Hall bid process, confirming that bid openings will occur on September 16th, with the evaluation committee meeting scheduled for October 6th. Village Manager Rollason explained that after the committee ranks the top 5 bids, a special commission meeting will be called to award the bid, rather than waiting for the regular October meeting.

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5. **Community Center Status Update**

Village Manager Rollason provided a status update on the Community Center, reporting that PFL is operating the courts and soccer fields, but the building opening is delayed due to issues with the communication/Wi-Fi system transfer to the village. He also mentioned concerns about lighting glare from the soccer fields affecting nearby condos, which he addressed in a memo to Village Officials. The conversation ended with the introduction of guest speaker Dave Dobler, who was scheduled to present on the three-tiered recycling program.

6. **Miami-Dade Waste Reduction Strategy/Three-Tiered Recycling Program**

Sustainability and Resilience Task Force Member Dave Doebler presented a three-step strategy to address Miami-Dade County's waste crisis, focusing on reducing and diverting materials from landfills. The first step involves implementing the County's "save as you throw" concept, allowing residents to right-size their landfill bins based on usage and pay accordingly. The second step proposes adding optional composting services to divert organic waste, which would help reduce disposal costs and environmental impact. The third step aims to improve recycling by fixing participation rates, addressing contamination, and ensuring proper tracking of materials to recycling facilities.

7. **Landfill Services RFP Proposal**

Mr. Doebler presented a proposal to the Commission requesting approval to develop an RFP for landfill services with specific requirements including separate pricing for hauling fees and tipping fees, a composting carve-out for organics, and piggyback language to enable other municipalities to adopt the contract. The proposal aims to align incentives with behavior, enable future composting options, and implement recycling fixes including contamination audits and labeled bins. Board Member Prendergast inquired about the implementation process, and Mr. Doebler explained that the Commission needs to decide between joining Coral Gables's contract with Waste Management or creating their own RFP, with the main challenge being how to handle billing for residents.

8. **Recycling and Composting Initiative**

The committee discussed a recycling and composting initiative, with Board Member Prendergast expressing support and offering to help by making a motion from the committee. Dave explained that single-family homes would participate in Miami-Dade County's recycling program, with proper labeling now in place on bins to reduce contamination. The discussion touched on cost implications and the need for auditing contamination rates, while noting that the proposed changes would not affect single-family homes but would apply to multifamily and commercial properties in future phases.

9. **Composting Program Implementation Discussion**

The Financial Advisory Board discussed implementing a composting program with optional participation for residents, allowing them to choose smaller bin sizes or composting services at an additional cost. Mr. Doebler presented recommendations to the Commission including matrix pricing, separate tipping fees, composting carve-outs, and developing an RFP for composting services. The Board formally supported these four points for the Commission to approve.

ACTION: Chair Lars made a motion to support the four points as presented. Board Member Prendergast seconded the motion, and it passed by unanimous voice vote

Village Manager Rollason clarified that any future contract would not be a 10-year commitment if privatization is pursued.

10. **Village Commission Meeting Updates**

The meeting covered several key topics including recycling enforcement, Village Hall construction, and budget discussions. Mr. Doebler praised Public Works and Sanitation for taking an educational approach to recycling compliance rather than focusing on penalties.

Village Manager Rollason reported that the Village Hall fire station project broke ground ahead of schedule to meet county requirements, with demolition beginning and bids scheduled for September 16th. The Commission discussed budget challenges, with CFO Siefken presenting a reduced millage rate of 2.1659 from an initial 7.0, primarily due to increased stormwater bond debt payments.

Commissioner Chervony emphasized the importance of opposing Amendment 3 on the November ballot, warning it could cost the village $650,000 in revenue and potentially require service cuts or tax increases to compensate. The next commission meeting will be held in person at the Community Center on October 13th at 6 PM, with pizza and a presentation from the auditor CBIZ.

11. **Staff / Commission Liaison Updates**: NONE

12. **Public Comments:** NONE

13. **Discussion of Agenda Items for Next Meeting:** ***Tuesday, October 12, 2026.***
    a. Budget presentation by CBiz
    b. Status Update on the Village's Community Center Project
    c. Status Update on the Village Hall Project
    d. Discussion on the State's and Village's Proposal for Property Tax

14. **Adjournment**:
    e. Motion to Adjourn:
        i. Introduction by: Lars Schott, Chair
        ii. Vote: Motion passed 4 to 0
    f. Adjourned: Meeting adjourned at 8:13 p.m.

Submitted by:
Board Member
Bill Prendergast

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