

MONROE D. KIAR
TOWN ATTORNEY
TOWN OF DAVIE
6191 SW 45th Street, Suite 6151A
Davie, Florida 33314
(954) 584-9770

TOWN ATTORNEY REPORT

DATE: January 31, 2002

FROM: Monroe D. Kiar

RE: Litigation Update 

1. **Sunrise Water Acquisition Negotiations:** The Town requested competitive proposals for providing engineering services to conduct a western area utilities study. The Bid Selection Committee met on September 12, 2001 and ranked URS as its first choice. At the Town Council Meeting of October 3, 2001, a resolution was approved selecting URS to provide engineering services for the western area utilities study and authorizing the Town Administrator to negotiate an agreement with URS for such services. The Administration advises that its negotiations as to the terms of an agreement with URS are ongoing and that there are still some terms to be worked out.
2. **Ordonez, et al v. Town of Davie:** The Town Attorney's Office has spoken with Mr. Burke relevant to this case. As indicated in earlier reports to the Town Council, this matter went to trial and the jury returned a zero verdict for the plaintiffs. Having failed to file a timely Notice of Appeal, the jury verdict became final. Mr. Burke has filed a Motion to Tax Costs and Attorney's Fees against the plaintiffs, but as he indicated, the Motion continues to remain pending and the Judge has not yet ruled upon it.
3. **Seventy-Five East, Inc. and Griffin-Orange North, Inc. v. Town of Davie:** The Town Attorney's Office has again been in contact with our League of Cities Attorney, Mr. Burke. Judge Cocalis has now been transferred to the Family Division of the Broward County Circuit Court from the Civil Division. Judge Cocalis has not ruled upon either cases. It is believed that a decision from the Judge in these two cases should be forthcoming in the near future, but as Mr. Burke said, he is unable to predict when.
4. **MVP Properties, Inc.:** The United States District Judge granted the Town of Davie's Motion for Summary Judgment and entered a Final Summary Judgment in favor of the Town and against the Plaintiff, MVP Properties, Inc. MVP Properties, Inc. filed a Notice

of Appeal and both sides have filed their Appellate Briefs. Mediation was ordered by the 11th Circuit Court of Appeals which was held on November 1, 2001, but a settlement of this dispute was not reached. Mr. Burke offered to waive the outstanding Cost Judgment if the Plaintiff Corporation would agree to withdraw its appeal. MVP Properties, Inc. rejected this proposal and it was unwilling to make a counter-proposal unless the Town of Davie expressed a willingness to pay the Plaintiff Corporation some amount of money. The mediation ended with an impasse. Oral argument on the Appeal filed by MVP Properties, Inc. is scheduled for the morning of February 1, 2002, at the Federal Courthouse in Miami, Florida.

5. **Town of Davie v. Malka:** The Building Department has previously confirmed that the exterior of the home is complete. The exterior was painted, all construction debris was removed and the roof completed. The completion of the exterior had been the principal goal of the Town Council, the Code Enforcement Division, the Town Attorney's Office, the Building Department and the residents in the community. The Town Attorney's Office has been advised by the Building Department that the owner has commenced completion of the interior of the structure now that the exterior has been completed, and he is currently working on the underground wiring.
6. **City of Pompano Beach, et al v. Florida Department of Agriculture and Consumer Services:** The last rule promulgated by the Department of Agriculture was successfully challenged by Broward County and the coalition of cities before the Department of Administrative Hearings. The Department of Agriculture is appealing that ruling. In the meantime, the Department of Agriculture has promulgated a new rule and the coalition of cities, including Davie, has filed a rule challenge to this new rule. The trial on this challenge was initially scheduled to be heard in Pompano Beach in the latter part of January, 2002. The coalition commenced discovery procedures, but the Department has failed to properly produce all requested discovery and has filed a Motion seeking a Protective Order relieving it of its requirement to produce the Department's documents and discovery needed by the coalition. Accordingly, the trial has been rescheduled until April, 2002. The Department of Agriculture has filed another Motion to Disqualify the DOAH Judge again alleging bias. The first Motion to Disqualify was denied and it is anticipated that the second filed by the Department will also be denied. Recently, a Bill was filed with the State Legislature by supporters of the Department of Agriculture and apparently, the citrus industry, to extend the powers of the Florida Department of Agriculture and Consumer Services relevant to the Citrus Canker matter. This Bill would allow the Department far greater powers and far reaching powers that currently exist.
7. **Christina MacKenzie Maranon v. Town of Davie:** The Town of Davie has filed a Motion for Summary Final Judgment on behalf of the Town of Davie and Police Officer Quentin Taylor seeking to dismiss both parties as defendants in this lawsuit. The Motion for Summary Judgment continues to remain pending. In the meantime, the Court has removed the case from the trial docket pending its ruling on our Motion for Summary Judgment. The Town Attorney's Office has been in contact with the outside attorney assigned by the Florida League of Cities in this case, who has advised that he will now be

filing a Motion to Dismiss the lawsuit for lack of prosecution, as the Plaintiff has failed to take any action in this matter for many months.

8. **Reinfeld v. Town of Davie, et al:** The parties have commenced discovery and the deposition of the Plaintiff was recently taken. Based upon the contents of that deposition, Mr. Burke, the League of Cities Attorney assigned to this case, has indicated to the Town Attorney's Office that the Town will be moving for the entry of a Summary Judgment in its favor and against the Plaintiff, Reinfeld. In the meantime, Mr. Marrero, the Florida League of Cities Attorney assigned to represent Defendant Weiner, has indicated that it is his expectation that his office will be moving for Summary Judgment on behalf of Mr. Weiner as well in the near future and he has expressed confidence that his Motion will be granted by the Court. Mr. Weiner additionally filed his Answers to the various Interrogatories served upon him by the Plaintiff. A copy of Mr. Weiner's Answers were previously forwarded to the Council for its information. Additional depositions have been conducted by the parties since the last Litigation Report, and additional depositions are scheduled to be taken in the future.
9. **Spur Road Property:** The Town Attorney has been in contact with Mr. Burke regarding this matter. Mr. Burke appeared in Tallahassee before the Division of Administrative Hearings arguing the Town's protest of the Department of Transportation's award of the property to the highest bidder. There has been no ruling on the hearing on the Town's formal protest of the actions of the Department of Transportation as of the date of this Litigation Report. Mr. Burke advises that both sides have prepared and submitted proposed Findings of Fact and proposed Rulings for submission to the Court. Both sides are awaiting the decision of the Division of Administrative Hearings as to the issue of whether or not the property needs to be rebid. It is anticipated that a ruling will be received within the next week or 10 days.
10. **Victoria Saldena v. Town of Davie:** Ms. Saldena is suing the Town of Davie and another defendant relevant to an automobile accident. Mr. Johnson, the attorney assigned to represent the Town by the League of Cities, has assured the Town Attorney's Office that there should be no exposure to the Town which would exceed its insurance coverage and that the maximum exposure to the Town is its deductible. The Court recently issued an Order setting this matter for jury trial during the 5 week jury trial calendar commencing Tuesday, September 3, 2002. The Judge assigned to this case is Judge Charles M. Greene, a well respected Judge of the 17th Judicial Circuit of Broward County.
11. **Cummings v. Town of Davie:** The Stipulated Final Judgment jointly prepared by the Town Attorney's Office and the attorney for the Plaintiffs was submitted to the Court and signed by Judge Streitfeld on January 17, 2002. Pursuant to the terms of the Stipulation, the sums set forth in paragraphs 1 through 3 which total \$50,500.00, must be paid within thirty (30) days of entry of the Court's Judgment. Said payment is to be paid to the order of the Plaintiffs' attorneys. Carol Menke, the Acting Director of Budget and Finance, has been so advised by way of a Memorandum from the Town Attorney's Office dated January 18, 2002. It is essential that said sum be paid within the 30 days of the entry of the

Court's Judgment, or no later than February 16, 2002. Accordingly, the Town Attorney's Office has requested that the Town draft such a payment and forward same to the Town Attorney's Office in a sufficient amount of time so that it may transmit the monies to the Plaintiffs' attorneys in exchange for the Quit Claim Deed which the Town Attorney's Office prepared and has been executed by the Mr. and Mrs. Cummings.

13. **Proposed Sidewalk in Front of Foster Home:** As the Town Attorney's Office has previously advised the Town Council, the Fosters have authorized their attorney to relay to the Town a proposal for settling the sidewalk issue. The Fosters contend that the sidewalk is constructed on a portion of their property. The Town of course, disputes this. Nevertheless, the Fosters have indicated that in an effort to resolve the matter, they are willing to donate a permanent easement to the Town of Davie for the purpose of constructing a sidewalk. The Fosters are insisting that the Town of Davie pay all costs related to the conveyance of the permanent easement, including, but not limited to, preparation of the conveyance documents, that they be permitted to retain an engineering expert to review Davie's proposed construction plans of the sidewalk, and that the Town would pay the reasonable costs of the engineer hired by the Fosters, that the legal descriptions of the areas to be conveyed to the Town be prepared by McLaughlin Engineering at no cost to the Fosters, and that Davie will pay the Fosters' attorney's fees relating to this matter, and that in the event that donation of permanent easement to Davie results in the necessity for either the Fosters or subsequent purchasers of the property to seek a variance from the Town of Davie, then there shall not be any administrative costs or filing fee for the variance process to the Fosters or a subsequent purchaser. The Town Attorney's Office has determined that the attorney's fees incurred to date by the Fosters are approximately \$1,500.00. At the request of the Director of the Public Works Department, the Town Attorney's Office has provided the Fosters' attorneys with the names of three engineering firms used by the Town and asking if one of these would be agreeable to perform the engineering services requested. The Town Attorney's Office is awaiting a reply to this most recent request.