

**CITY OF PALMETTO
CITY COMMISSION MEETING
December 5, 2016
7:00 PM**

Elected Officials Present:

Shirley Groover Bryant, Mayor
Harold Smith, Vice Mayor, Commissioner, Ward 1
Tamara Cornwell, Commissioner-at-Large 2
Jonathan Davis, Commissioner-at-Large 1
Tambra Varnadore, Commissioner, Ward 2
Brian Williams, Commissioner, Ward 3

Staff Present:

Mark Barnebey, City Attorney
Jeff Burton, CRA Director
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Scott Tyler, Chief of Police
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 7:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

All persons intending to address City Commission were duly sworn.

RECOGNITION: Mayor Bryant announced that Rudy Gonzalez was chosen as Employee of the Year. The finalists were Kurt Stokke, Employee of the First Quarter, Deanna Roberts, Employee of the Second Quarter (retired), Amber Foley, Employee of the Third Quarter and Rudy Gonzalez, Employee of the Fourth Quarter. Mr. Gonzalez will receive two paid days off, \$400.00, and his name will be engraved on a plaque at City Hall.

NEW OFFICER INTRODUCTION: Chief Scott Tyler introduced new officers Christopher Huddleston and Jennifer Vila-Reed.

RECOGNITION: Chief Scott Tyler recognized the recent promotion of Angel Uruchima to Corporal.

RECOGNITION: Chief Scott Tyler presented Officer Chris Cavazos with a lifesaving award.

RECOGNITION: Chief Scott Tyler recognized Lorna White for her service recognition by Governor Scott for her recent Victim Advocate response regarding the Pulse Night Club shooting in Orlando, Florida.

1. CITY COMMISSION AGENDA APPROVAL

Motion: **Commissioner Varnadore moved, Commissioner Davis seconded, and the motion carried 5-0 to approve the December 5, 2016 Agenda.**

2. PUBLIC COMMENT

None.

3. CONSENT AGENDA APPROVAL

A. City Clerk's Office

1. Blalock Walters Legal Bills

- B. Police Department
 - 1. Tyler Technologies Agreement
 - 2. 1222 Purchasing Agreement
- C. Public Works
 - 1. Surplus Property

Motion: **Commissioner Davis moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve the December 5, 2016 Consent Agenda.**

4. PUBLIC HEARING ORDINANCE 2016-10 SPECIAL FUNCTION PERMIT

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO CODE OF ORDINANCES; PROVIDING FOR AMENDMENT OF THE REGULATIONS FOR SPECIAL FUNCTION PERMITS AND THE USE OF PUBLIC PARKS AND PUBLIC FACILITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Bryant opened the public hearing.

Mr. Freeman explained that the attached Ordinance was revised since the discussion at the last Workshop. The two changes were language was added requiring a Special Function Permit if alcohol will be sold or consumed on City property or City facilities and language added indicating larger events of 300 or more should be received 60 days in advance and events of less than 300 people must be submitted within 30 days.

Discussion ensued amongst the Commission and staff regarding the 30 and 60 day deadlines. It was expressed that Commission was interested in having the 30 day and 60 day deadlines a hard and fast rule. If an applicant turns in their Permit without meeting the deadline, then staff should turn the applicant away, explain why, and let them know they can choose another date or come in front of Commission to ask for consideration of approval. Mr. Freeman stated that if this is the direction Commission would like to go, then staff can do that; he would prefer if denied by staff, Commission is at least notified of the denial and why.

Attorney Barnebey informed Commission of different scenarios that could occur and questioned how Commission would like to handle these. It was discussed that if an applicant does not meet the deadline and is denied by staff, they should still have the opportunity to come in front of Commission to ask for consideration of having their event. Commission agreed that it should be placed on an agenda if staff has denied it and allow for a special meeting in the event there is not a meeting before the event is requested to happen.

Motion: **Commissioner Cornwell moved, Commissioner Varnadore seconded, and the motion carried 4-1 to continue the public hearing on Ordinance 2016-10 to December 19, 2016 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers and to have this item as a discussion on the Workshop first. Commissioner Davis voted no.**

5. FIRST PUBLIC HEARING ORDINANCE 2016-17 REGULATION OF MOTOR VEHICLE SERVICE AND REPAIR

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, REGARDING THE REGULATION OF VEHICLE REPAIR, MOTOR VEHICLE REPAIR USES, SERVICE STATIONS AND INDUSTRIAL USES; AMENDING APPENDIX B (THE ZONING CODE); AMENDING THE PALMETTO DOWNTOWN DESIGN CODE; DEFINING AND AMENDING THE DEFINITION OF CERTAIN TERMS; ESTABLISHING THE LIMITATIONS ON THE LOCATION OF VEHICLE REPAIR, MOTOR VEHICLE REPAIR, SERVICE STATIONS AND INDUSTRIAL USES; CREATING A "TENTH AVENUE/OLD MAIN" CHARACTER DISTRICT AREA; PROVIDING FOR PENALTIES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR TERMINATION OF THE MORATORIUM RELATED TO MOTOR VEHICLE REPAIR-MINOR AND MOTOR VEHICLE REPAIR-

MAJOR AND SERVICE STATIONS (ADOPTED JUNE 2016); AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Bryant opened the public hearing.

Due to a noticing error, the public hearings have been extended to January 9, 2017.

Motion: **Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 to schedule Ordinance 2016-17 for public hearings on December 19, 2016 and January 9, 2017 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers and direct staff to advertise for same.**

6. UNIVERSITY OF SOUTH FLORIDA (USF) ECONOMIC DEVELOPMENT DISCUSSION

Mr. Burton introduced Dr. Stephan Buckman from USF who had students create a presentation on Economic Development.

Joshua Barber made a presentation on demographics. A study regarding the population of the City was discussed with information provided by the U.S. Census and the American Community Survey. The information in these two studies indicated that the City of Palmetto has a very large population of youth (persons under the age of 18) with a relatively small elderly population. The ethnicity makeup of the City was discussed and it was determined, per the two studies, that the City has a higher Hispanic culture (around 23%). Median household income and median net worth was also discussed. Overall, the City of Palmetto is a very diverse City.

Eric Adams made a presentation on incentives. A review of nearby redevelopments across Florida was reviewed and compared to that of the City of Palmetto's CRA. Different business sectors were reviewed, except for retail, for incentives. Mr. Adams discussed the sectors that are strong in the City as well as those that need more attention. The CRA's Façade Improvement Program is one of the most valuable program's that is currently being utilized. This Program has shown to be a proven way to stimulate investments and enhance property values. Ways to further enhance this Program were discussed. Other incentive program ideas were:

- Urban Job Tax Credit Program
- Job Creation Bonus Program
- Relocation Incentive Program
- Impact Fee Reduction Program
- Development Tax Reduction Program

Matthew Pleasant made a presentation on the 10th Avenue Corridor Study. The focus of the study was to look at methods the City can use to attract business to a portion of 10th Avenue bounded by Sutton Park to the north and Riverside Drive to the south. The City's Downtown Design Guidelines was reviewed along with the CRA's Downtown Commercial Core Redevelopment Incentives 2.0. After review of these two documents, it was recommended that the City and the CRA should decide what commercial uses they'd most like to see on 10th Avenue, keeping an eye on attracting businesses that will increase foot traffic and cross-traffic between businesses. Mr. Pleasant also recommended creating a simplified version of the Downtown Core Design Guidelines to help communicate a vision for the street to developers. If an overlay is created that covers 10th Avenue from Sutton Park to Riverside Drive, the City/CRA can provide extra incentives for the business types and design features the City identifies while completing the previous two recommendations.

Mr. Pleasant noted that the City and CRA should make a priority of the following parcels along 10th Avenue:

- 440 10th Avenue
- 904 4th Street West/923 5th Street West

- 404 10th Avenue
- 337 10th Avenue
- 336 10th Avenue/334 10th Avenue
- 320 10th Avenue

Tactical Urban (short term action, long term change) was discussed. This idea is often low cost and temporary but potentially powerful. It can be used to demonstrate projects to the community, help build support and excitement for ideas, and help the community reimagine parts of their City.

Carl Bengé made a presentation on business attraction. He discussed the Sign Ordinance stating that the study that was conducted focused on number two of the Ordinance that reads “must be attached to the main wall of the building or to a support within the building line.” He displayed pictures showing signs that are mounted on the wall of the building and do not exceed five square feet. The effects of insufficient signs and sign restrictions was discussed and it was indicated that one study showed that 85 percent of businesses would lose 34.5 percent in sales due to insufficient signs and restrictions. Municipal codes should take into account the marketing functions of signage, along with the needs of local businesses. Two case studies were performed, one on the City of Gulfport and one on the City of Dunedin.

Mr. Bengé touched on the Palmetto Parks, noting that it is one of the City’s strengths. Sutton Park’s success with events was compared to that of St. Augustine’s amphitheater at Anastasia Park.

Lucy Enomah gave a presentation on Green Trail System. She discussed four recommendations for the trail system:

- Connect to the existing natural assets
- Enhance the experience for users by creating three distinct trail themes
- Engage the community in the building and design phases of the trails
- Develop social capital

She elaborated on each bullet point above and explained how to best go about implementing the recommendations. All across the Country there is further demand for trails, longer trails, trails to allow for kayaking and paddle boarding. Property values will increase with a trail system, showing properties as far as a mile away from a trail system will have a potential increase in their property value. Different trail themes were discussed in various areas of the City. It was suggested that maintenance of the trails would be a collaboration between the City and the community.

Mr. Burton reiterated that at the end of the semester a full report of everything will be presented to the City Commission.

Commissioner Varnadore questioned the presentation on the Sign Ordinance. Mr. Bengé stated that the idea was to place signs in the downtown area to visually allow the pedestrian to know which stores are coming up. Currently, 10th Avenue is not designed that way and a pedestrian would not know what store/business is down the street unless they physically turn to look at each storefront window as they walk up on it.

Commissioner Williams complimented the presentations and was most impressed with the report on the trail system.

It was mentioned by the Commission the high percentage of youth in the community. They discussed how connecting trails and developing more trails will prove to be a benefit to the youth in the City as well as all residents.

7. 1st READ ORDINANCE 2016-18 GENERAL EMPLOYEE PENSION PLAN

AN ORDINANCE OF THE CITY OF PALMETTO AMENDING CHAPTER 22, PERSONNEL, ARTICLE IV, GENERAL EMPLOYEES' RETIREMENT SYSTEM, OF THE CODE OF ORDINANCE OF THE CITY OF PALMETTO; AMENDING SECTION 22-81, DEFINITIONS; AMENDING SECTION 22-82 MEMBERSHIP; AMENDING SECTION 22-84, FINANCES AND FUND MANAGEMENT; AMENDING SECTION 22-86, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 22-88, DISABILITY; AMENDING SECTION 22-89, VESTING; AMENDING SECTION 22-90, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 22-94, MAXIMUM PENSION; AMENDING SECTION 22-95 MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 22-107, PRIOR GOVERNMENT SERVICE; AMENDING SECTION 22-108, DEFERRED RETIREMENT OPTION PLAN; AMENDING SECTION 22-109, REEMPLOYMENT AFTER RETIREMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to schedule Ordinance 2016-18 for a public hearing on December 19, 2016 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers and direct staff to advertise for same.

8. RIVIERA WEST MOTION TO RECONSIDER INCENTIVES DISCUSSION

On November 7th a motion was made regarding the property ID#2580010409 AND #2580010509; with another motion being made to reconsider on November 21st.

Discussion ensued regarding the motion made at the last meeting. Attorney Barnebey stated that the motion is not clear and advised Commission to make a more specific motion at this meeting to reaffirm the motion made previously. [Motion made on November 7: **Motion: Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 5-0 that the City would not provide affordable housing incentives for a project on the Riviera West, LLC property ID #2580010409 AND #2580010509.**]

Motion: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to reaffirm the motion made on the November 7th Commission meeting.

Commissioner Smith requested information on the next Housing Authority meeting; he would like to attend it whenever it is.

9. TRAFFIC UPDATE

No new updates; Mayor Bryant will be attending a Metropolitan Planning Organization meeting next Monday.

10. DEPARTMENT HEADS' COMMENTS

Mr. Tusing—would like to consider having a workshop meeting regarding the differences in affordable housing and workforce housing.

Mr. Freeman—indicated that a special CRA meeting will be held on December 19th after the Commission meeting.

Chief Tyler—reminded everyone of the Honor the Badge Shop with a Cop program at WalMart on December 20th at 4:00 p.m.

Attorney Barnebey—will be having individual meetings with the Commissioners regarding the hotel project.

11. MAYOR'S REPORT

Mayor Bryant commented on the Historical Park Christmas in the Park event that was held this weekend. It was well attended and everyone seemed to have a great time.

12. COMMISSIONERS' COMMENTS

Commissioner Williams—will be leaving Wednesday for Orlando to have a legislative priorities meeting and he will be returning on Friday.

He also requested a copy of the PowerPoint presentation made by USF tonight.

Commissioner Davis—commented on the Historical Park's Christmas in the Park event this weekend, stating it was well attended and he had a great time.

He recently attended the Cracker Christmas held by the Fish and Game association; it too was a great event.

Commissioner Varnadore—expressed her opinions about the affordable housing/Riviera West issue as presented on the agenda tonight. She would like to meet with staff regarding this issue.

Mayor reminded Commission and staff about the Employee Appreciation Party that will be held on December 15th at 11:30 a.m. at the Palmetto Women's Club.

Mayor Bryant adjourned the meeting at 9:38 p.m.

Minutes approved: January 9, 2017

James R. Freeman

James R. Freeman
City Clerk