

**CITY OF PALMETTO
CITY COMMISSION MEETING
AND CRA BOARD MEETING**

July 16, 2018

7:00 PM

Elected Officials Present:

Shirley Groover Bryant, Mayor
Jonathan Davis, Vice Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2
Harold Smith, Commissioner, Ward 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, Director of Public Works
Scott Tyler, Chief of Police
Amber LaRowe, 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 the City Commission were duly sworn.

PROCLAMATION: Mayor Bryant presented the Boys and Girls Club “Play Ball” Program Proclamation to Louis C. Murrell, Jr., Boys and Girls Club Program Manager, Palmetto Branch and Dawn Stanhope, President & CEO Boys and Girls Club.

RECOGNITION: Mayor Bryant recognized the following City Employees for their recent nomination for the Employee of the Third Quarter:

Det. Sgt. Ryan LaRowe
Cpl. Chris Metzger
Dan Bull
James Council

Det. Joe Rogers
Angela Bechtel
Robert Simpson

Mayor Bryant and the City Commission recognized Dan Bull as the Employee of the 3rd Quarter.

1. CITY COMMISSION AGENDA APPROVAL

Motion: Commissioner Davis moved, Commissioner Varnadore seconded, and the motion carried 5-0 to approve the July 16, 2018 Commission Agenda.

2. PUBLIC COMMENT

None.

3. CONSENT AGENDA APPROVAL

A. City Clerk's Office

1. Minutes: June 6th and June 18th
2. Blalock Walters Legal Invoice
3. State Revolving Fund Amendment to Agreement
4. Resolution 2018-20 50 Years Home Rule
5. Bilateral August 2012 DF Protocol Agreement
6. Resolution 2018-21 Tampa Bay Regional Resiliency Coalition

B. Public Works

1. M.T. Causley Contract Building Support Services

C. Police Department

1. Resolution 2018-19 Budget Amendment

The Commission requested the removal of items 3.B.1 and 3.C.1 for discussion.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve item A of the July 16, 2018 Consent Agenda.

3.B.1. M.T. Causley Contract Building Support Services Discussion:

Attorney Barnebey informed the Commission that they have updated rates provided to him since the agenda was prepared. The new rates are as follows:

- Inspectors-Building, Mechanical, and Plumbing standard rate is \$78/hour with a 4 hour minimum; if working beyond 5:00 p.m. and any work on Saturdays the rate is \$117/hour with a 2 hour minimum
- Plans Examiner-Building, Electrical, and Plumbing standard rate is \$85/hour with a 4 hour minimum; if working beyond 5:00 p.m. and any work on Saturdays the rate is \$127.50/hour with a 2 hour minimum
- Building Official standard rate is \$87.50/hour with a 4 hour minimum; if working beyond 5:00 p.m. or any work on Saturdays the rate is \$131.25/hour with a 2 hour minimum
- Customer Service/Permit Clerks standard rate is \$46/hour with a 4 hour minimum; if working beyond 5:00 p.m. and any work on Saturdays the rate is \$69/hour with a 2 hour minimum
- Architects and Engineer Services Mechanical, Electrical, Plumbing, and Structural standard rate is \$150/hour with a 4 hour minimum; if working beyond 5:00 p.m. or any work on Saturdays the rate is \$225/hour with a 2 hour minimum

Karla Owens, Development Services Director, explained that there are not many providers in the area. She recommended approval of the Contract as the City cannot afford to lose the Building Official. In regards to obtaining an agreement with the County to work with their building official, Mrs. Owens stated that they are in the same predicament with constantly utilizing their building official and she does not see this as a viable option at this time. There are plans to hire a City building official, but they are in high demand and it has not be a successful option for the City currently.

Commissioner Williams identified some areas within the Exhibits as attached to the Contract that still say "County" but should say "City"; Attorney Barnebey will make those changes.

Commissioner Williams also questioned the holiday schedule as drafted in the Contract; currently, the City does not observe President's Day; however, observes Good Friday. He questioned if the official is aware of the

City's holiday schedule and if they are willing to observe the City's schedule as written. Attorney Barnebey indicated this is something staff can discuss with M.T. Causley.

Motion: Commissioner Varnadore moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the M.T. Causley Contract with the revised fee schedule as read by the Attorney.

3.C.1. Resolution 2018-19 Budget Amendment Discussion:

Commissioner Cornwell's questions were answered regarding the surplus of Police Department vehicles and the amendment to the budget.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to adopt Resolution 2018-19.

4. FIRST READING ORDINANCE 2018-17 ANNEXATION

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ANNEXING A .189 ACRE PARCEL OF UNINCORPORATED MANATEE COUNTY, FLORIDA INTO THE CITY OF PALMETTO WHICH PARCEL IS REASONABLY COMPACT AND IS INFILL PROPERTY CONTIGUOUS TO THE CITY OF PALMETTO; REDEFINING THE BOUNDARY LINES OF THE CITY OF PALMETTO, FLORIDA TO INCLUDE SAID PARCEL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (VARNADORE PROPERTIES, LLC)

Commissioner Varnadore exited the meeting at 7:31 p.m.

5. FIRST READING ORDINANCE 2018-18 MAP AMENDMENT

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION ROR (Residential, Office, Retail), TO CITY FUTURE LAND USE MAP DESIGNATION GCOM (General Commercial), CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (VARNADORE PROPERTIES, LLC)

6. FIRST READING ORDINANCE 2018-19 REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY .189 ACRE OF PROPERTY GENERALLY LOCATED AT 1705 7th AVENUE WEST, PALMETTO, FLORIDA, FROM COUNTY ZONING GC, GENERAL COMMERCIAL, TO CITY ZONING CG, BUSINESS AND LIGHT COMMERCIAL, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (VARNADORE PROPERTIES, LLC)

Mrs. Owens discussed the parcels stating that the reason this is occurring is so that the property can be developed as a whole. It will be sold to a third party who will then develop it.

Motion: Commissioner Cornwell moved, Commissioner Davis seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2018-17 and direct staff to advertise for appropriate public hearings. Commissioner Varnadore was absent for the vote.

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2018-18 and direct staff to advertise for appropriate public hearings. Commissioner Varnadore was absent for the vote.

Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2018-19 and direct staff to advertise for appropriate public hearings. Commissioner Varnadore was absent for the vote.

7. FIRST READING ORDINANCE 2018-20 VACATION

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, VACATING A PLATTED SEWER AND WATER EASEMENT LOCATED ALONG THE REAR 5 FEET OF LOTS 4,5,6,15,16 AND 17, BLOCK 1, ORANGE PARK SUBDIVISION, GENERALLY LOCATED NORTH OF 17TH STREET WEST BETWEEN 7TH AVENUE WEST AND 8TH AVENUE WEST, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (VARNADORE PROPERTIES, LLC/FORD)

Motion: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the first reading of Ordinance 2018-20 and direct staff to advertise for appropriate public hearings. Commissioner Varnadore was absent for the vote.

Commissioner Varnadore returned to the meeting at 7:42 p.m.

8. PUBLIC HEARING ORDINANCE 2018-09 MAP AMENDMENT

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HERINAFTER DESCRIBED FROM CITY FUTURE LAND USE MAP DESIGNATION HCOMIND, HEAVY COMMERCIAL AND INDUSTRIAL, TO CITY FUTURE LAND USE MAP DESIGNATION PC, PLANNED COMMUNITY, CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND FERTILIZER PROPERTY).

9. PUBLIC HEARING ORDINANCE 2018-08 REZONE

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 8.26 ACRES OF PROPERTY GENERALLY LOCATED AT 917 11TH AVENUE WEST, PALMETTO, FLORIDA, PID#'S 2707900003 AND 2707500050 FROM CITY CHI, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL TO PD-MU, PLANNED DEVELOPMENT, MULTIPLE USE, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (HEARTLAND FERTILIZER PROPERTY).

10. PUBLIC HEARING ORDINANCE 2018-10 GENERAL DEVELOPMENT PLAN

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING ADOPTION OF A GENERAL DEVELOPMENT PLAN AS DESCRIBED HERIN FOR A MULTIPLE USE, PLANNED DEVELOPMENT CONTAINING APPROXIMATELY 204 MULTI-FAMILY RESIDENTIAL USES AND OTHER COMMERCIAL USES ON 8.26 ACRES OF PROPERTY

GENERALLY LOCATED AT 917 11TH AVENUE WEST; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE (HEARTLAND PROPERTY).

Mayor Bryant opened the public hearings for Ordinances 2018-09, 2018-08, and 2018-10.

Mrs. Owens explained that the Planning and Zoning Board met on these three ordinances and recommended approval. There are 19 stipulations to Ordinance 2018-10 and the Board recommended changes to three of those stipulations in Ordinance 2018-10 as follows:

Stipulation 2: The proposed multi-modal trail shall be a minimum width of ten (10) feet and constructed ~~of asphalt~~ to City standards as approved by the Public Works Director.

Stipulation 9: Dwelling units shall be limited to ~~a maximum~~ an average of two bedrooms in order to mitigate reduced parking.

Stipulation 11: Prior to issuance of any building permits, all environmental remediation work required as set forth in the ~~Cardno Phase II ESA~~ approved Brownfield Remediation Plan shall be completed by the Applicant.

Mrs. Owens recommended that the Commission make a motion to continue the public hearings on all three Ordinances to August 6th.

Commissioner Williams opined that Ordinance 2018-10 should have its own standalone meeting.

Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2018-09 to August 6, 2018 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2018-08 to August 6, 2018 at 7:00 p.m. or soon thereafter as same can be heard in these Chambers.

Motion: Commissioner Cornwell moved, Commissioner Smith seconded, and the motion carried 5-0 to continue the public hearing on Ordinance 2018-10 to August 6, 2018 at 7:00 p.m. or as soon thereafter as same can be heard in these Chambers.

11. JUNE CHECK REGISTER (INFORMATIONAL ONLY)

Mayor Bryant recessed the City Commission meeting at 7:50 p.m. to open the July 16, 2018 CRA Board meeting.

Mayor Bryant reconvened the City Commission meeting at 9:25 p.m.

12. TRAFFIC UPDATE

None.

13. PALMETTO POOL UPDATE

Mayor Bryant asked that Attorney Barnebey look into the new potential request from Manatee County regarding the City of Palmetto paying interest on the funding to help defray the cost of that.

14. DEPARTMENT HEADS' COMMENTS

Mr. Tusing—informed Commission that the City received a reimbursement from Veolia for approximately \$176,000; he will bring more information back to the next Commission meeting because he already identified an expenditure for those funds. The generator that was used during Hurricane Irma broke, so he would like to use the money from Veolia for the purchase of a new generator.

Mr. Freeman—discussed the letter from Manatee County regarding the BUILD Grant (as discussed at the CRA Meeting). He questioned if the CRA is to put money up front for the grant, is the City to do that, or a combination of both? Mayor Bryant stated that the money will come from the CRA for this Grant and the Commission agreed.

Chief Tyler—invited the Commission and staff to the 3rd annual Bridging the Gap Fishing Tournament that will be on Thursday this week. He stated the date that was on the Special Function Permit was incorrect, it is July 19th.

He gave a brief update on the Fourth of July event; noting that the event went over well with little problems. There will be an after event briefing with the CRA where he will provide notes on how to make it better for next year. The Commission requested a copy of his notes and an update on how the after event briefing goes with the CRA.

Mr. Burton—informed Commission that the PalmettoBUILD group were the ones who put a quote into the City/CRA to be the vendor for the children's portion of the July 4th event. The original quote that was submitted before the event did not have the extra cost for managing the volunteers and they are now requesting an increase in the quote they originally submitted due to the cost of management. He stated they managed 40-50 volunteers for this event and the revised quote will still fall below the budget and reflect the cost for the management portion of their job. This quote will come back to the Commission. Next year, Mr. Burton and CRA staff will make it clear that the quote submitted at the time of the bidding process will need to be the quote for the cost of the entire event to put on.

Attorney Barnebey—informed Commission that the City recently received a Burt Harris Act Claim. Mrs. Owens and Attorney Rudacille will be handling the claim and it will be distributed to the Commission.

15. MAYOR'S REPORT

Mayor Bryant informed the public that on July 18th from 10:00 a.m. to 1:00 p.m. Gary Tibbets, Special Assistant to Representative Vern Buchanan, will be present in the Commission office to speak to the public. If anyone is interested, please contact Mrs. Johnston.

16. COMMISSIONERS' COMMENTS

Commissioner Williams—complimented CRA staff on a great job for the Fourth of July event.

Commissioner Varnadore—requested to see a copy of the notes/recommendations the Chief has for improvements to the July 4th event for next year.

Commissioner Davis, Commissioner Smith, and Commissioner Cornwell all complimented the CRA staff on a great July 4th event; they were very appreciative to have the meet and greet at the Carnegie Library.

Mayor Bryant adjourned the meeting at 9:40 p.m.

Minutes approved: August 6, 2018

James R. Freeman

James R. Freeman
City Clerk