

MINUTES
CITY COMMISSION MEETING
APRIL 15, 2024
7:00 P.M.

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor
Tamara Cornwell, Vice- Mayor, Commissioner-at-Large 2
Sunshine Joiner, Commissioner, Ward 2
Sheldon Jones, Commissioner-at-Large 1
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Edward Johnson, Interim CRA Director (Not Present)
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk
Jake Bibler, City Planner
Kera Hill, Development Services Supervisor
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

1. Mayor Bryant called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Josh Holly from the Church of Hope, gave the prayer for tonight's meeting.

All persons intending to address the City Commission were duly sworn.

2. CITY COMMISSION AGENDA APPROVAL

MOTION: **Commissioner Williams moved, Commissioner Jones seconded, and the motion carried 5-0 to approve the April 15, 2024 City Commission Agenda with the addition of the National Day of Prayer Proclamation, and items 5f. and 5g. to the Consent Agenda.**

NATIONAL DAY OF PRAYER PROCLAMATION

Mr. Jim Corbett accepted the Proclamation.

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~~3. PRESENTATION OF POLICE OFFICERS (S.TYLER)~~

This item was removed and will be brought back at a future meeting.

4. PUBLIC COMMENT

Gabby A. spoke on Breonte Johnson-Davis' death.

Tracey Washington spoke on Breonte Johnson-Davis' death and the CALL program.

5. CONSENT AGENDA

a. Minutes: Minutes- 3/18/24 & 4/1/24

b. Special Function Permit- Alvarez's Cinco de Mayo Event

c. Special Function Permit- 2025 Bradenton Area River Regatta

d. Petroleum Cleanup Participation Program (PCPP)

e. FEMA Agreement for Hurricane Idalia

f. Special Function Permit- Remake Learning @ Historical Park **(ADDITION)**

g. Special Function Permit- Billionaire Babies Youthful Voices of Power **(ADDITION)**

MOTION: Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff for items 5a., 5c., and 5e.

Item 5b. was pulled by Commissioner Williams. He noted that the permits were not submitted 30 days in advance. Mr. Freeman explained that we can't control when the applications are submitted. Mr. Freeman further explained the Ordinance allows provisions for less than 30 days. Commissioner Williams suggested reminding applicants of the deadlines for reoccurring events. Commissioner Jones noted that other applicants have done the same thing, and if staff recommends approval, they move forward. Commissioner Williams reiterated that he was just suggesting staff help by reminding those to submit them earlier.

MOTION: Commissioner Williams moved to approve item 5b., Commissioner Jones seconded, and the motion carried 5-0.

Item 5d. was pulled by Commissioner Cornwell. She questioned the Petroleum Cleanup Participation Program. Mr. Ryan clarified the program and discussions continued regarding the history of this issue.

MOTION: Commissioner Cornwell moved to approve item 5d., Commissioner Williams seconded, and the motion carried 5-0.

MOTION: Commissioner Williams moved to approve item 5f., Commissioner Jones seconded, and the motion carried 5-0.

Item 5g. was pulled by Commissioner Cornwell. She questioned the nature of the event. Shavonda Griffith, applicant, answered the Commissioners individual questions regarding the application.

MOTION: Commissioner Cornwell moved to approve item 5g., Commissioner Williams seconded, and the motion carried 5-0.

6. FIRST READING ORDINANCE 2024-02 INDUSTRIAL WASTEWATER (M.RAYAN)

AN ORDINANCE OF THE CITY OF PALMETTO FLORIDA, AMENDING CHAPTER 29, ARTICLE I, SECTION 29-1 TO ADD DEFINITIONS RELATING TO INDUSTRIAL USER, INDUSTRIAL WASTE, AND SPECIAL USER; ADDING A NEW SECTION 29-45 TO AUTHORIZE AN INDUSTRIAL WASTEWATER DISCHARGE PERMIT FOR AN INDUSTRIAL USER OR SPECIAL USER; ADDING A NEW SECTION 29-45 TO ADOPT BY REFERENCE THE CITY OF PALMETTO'S WASTEWATER DISCHARGE AND INDUSTRIAL PRETREATMENT STANDARDS TECHNICAL MANUAL; AMENDING CHAPTER 26, ARTICLE VIII, SECTION 26-29 OF THE CODE OF ORDINANCES TO INCORPORATE THE CITY OF PALMETTO'S WASTEWATER DISCHARGE AND INDUSTRIAL PRETREATMENT STANDARDS TECHNICAL MANUAL AS PART OF THE CITY'S DESIGN MANUAL; AUTHORIZING CITY STAFF TO ESTABLISH A PERMITTING PROCESS FOR INDUSTRIAL WASTEWATER DISCHARGE AND TO ESTABLISH AN ANNUAL PERMITTING FEE WHICH SHALL BE ADOPTED BY CITY COMMISSION BY RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve the First Reading of Ordinance 2024-02 and authorize staff to notice this for the appropriate public hearings before the City Commission.

Commissioner Williams wanted to clarify the timeframe for the public hearing. Mr. Freeman answered and said we will bring it back to a Workshop, prior to the public hearing. Commissioner Williams suggested bringing it back to a Workshop in about a month and a half, then move forward with advertising for the Public Hearing.

7. SURPLUS PROPERTY- PID 2700200209 AWARD RECOMMENDATION (M.BARNEBEY/J.FREEMAN)

Mr. Freeman reminded everyone that this item is coming back to them after the discussion at the April 1st Workshop. They have an updated PowerPoint addressing some of the questions from the last meeting. They also provided this as a handout to the Commissioners, which was made part of the minutes. Mr. Freeman clarified that the suggested motion is to authorize staff to move forward with negotiations. This is not an approval of the final sale or site plan. Mr. Barnebey noted that if they do reject the proposal, he will ask for specific direction moving forward.

Nicholas Altier and Abigail Altier, spoke. They wanted to reiterate their flexibility with the project. They specifically addressed some of the Commissioners' concerns from the last Workshop within their PowerPoint.

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Mayor Bryant clarified that a portion could be market rate and a portion could be workforce. Mr. Altier stated that they could accommodate that, and they are flexible to build what the Commissioners want. She questioned public parking spots onsite versus offsite.

Commissioner Williams asked how many spaces there are going to be for the residents onsite. It was answered 375 for the residents. This doesn't include street parking that is already available, which would be better for retail customers. Commissioner Williams noted that there are a lot of events at the parks, so that would minimize the street parking. Commissioner Williams then asked if they are planning to request federal funding or grants. Mr. Altier opined that Mr. Brad Baker, who was not in attendance, would need to speak to that. Commissioner Williams opined that he wouldn't be in favor of obtaining federal grants or funding. The Altiers didn't think that was in Mr. Bakers plan.

Commissioner Jones thanked them for bringing this project forward. He is hoping to have a more vibrant downtown. He questioned the prices listed and mixing market rate and workforce housing. He also noted the importance of maintaining the upkeep of the property.

Commissioner Joiner thanked them for coming out and addressing their previous concerns and showing their flexibility.

Commissioner Williams asked what the height of the project was going to be if they remove one of the buildings. Mr. Altier answered that they are proposing four stories.

Mayor emphasized her concern with being able to get market rate fees based on the size of the units. She was also concerned about the existing public parking, and the management of the property.

MOTION: **Commissioner Jones moved, Commissioner Smith seconded, and the motion carried 5-0 to authorize staff to enter into negotiations with Brad Baker and The Altier Group for the sale and development of the property with PID # 2700200209 located at the Northeast corner of 7th Street West and 10th Avenue West.**

STANDING AGENDA ITEMS:

8. Traffic Update

Mr. Rayan noted that they are hoping to complete the roundabout project on US 41 and 23rd Street in June.

COMMENTS:

9. DEPARTMENT HEADS' COMMENTS

Chief Tyler reported that he will bring back more information about the school zone cameras.

Mr. Rayan shared that they are working to compile the documents for the Ward 1 Phase 3 project. They are waiting for the final legal description and easement paperwork. They are hoping to put it out for bid soon.

10. MAYOR'S REPORT

Mayor Bryant noted that they had the Tourist Development Council, TDC, meeting, and they recommended purchasing an additional boat for the water taxi service to be able to operate for more hours. They're also talking about having an early run to help the workforce get out to the island. We have met the criteria that our TDC can raise the fees from 5% to 6% on the bed tax to go to the County Commission for approval.

Mayor Bryant noted that Mr. Bunce was at the Workshop. They haven't come up with a consensus for his property on 69th Street. She asked that they work to provide an easement for him so the gates can be removed. They will bring back a proposal to move forward. Commissioner Williams didn't believe there was a full consensus to sell. He doesn't see any future use of that property. If they get a reasonable price, he wouldn't be against selling. Mr. Barnebey stated that this property has been utilized by Mr. Bunce for a long time without the City caring. If they want to sell, they need to do their normal process of surplusing the property. If they want to do an easement, they can go that route. Mr. Freeman stated that depending on their decision, those are vastly different paths. He didn't believe the majority wanted to sell it. He reiterated that staff needs direction from the Commission to pursue a lease option or sale. Commissioner Williams' opinion was to wait until they get answers to all their questions before deciding.

Commissioner Cornwell was hesitant to sell it because they may have a use for it in the future.

Commissioner Smith questioned what exactly they were trying to sell. It was answered, the property that Mr. Bunce currently has fenced off, which is approximately .26 acres. The road would continue to be a City road, the gate would just need to be moved so he could access his property. Either way we would have access to the property we own further down that road, which was the old landfill. Mr. Freeman clarified that the property in question was in both point papers from the Workshop meetings on February 5, 2024, and March 18, 2024. Commissioner Smith asked them to get a survey to find out exactly what the City owns. Commissioner Smith didn't think they should sell the property. Mr. Freeman clarified and got consensus that the majority of the Commission would like to proceed with an access easement. Mayor Bryant noted that Mr. Bunce has expressed that he would pay the expenses for any needed changes.

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11. COMMISSIONERS' COMMENTS

Commissioner Joiner thanked the Chief for his presentation and thanked him for all he does in our community.

Commissioner Smith questioned the sunken boat out in the Manatee River. Chief Tyler responded that the owner of the boat said they would take care of the boat. They are working with the attorney's office to get an order to remove the boat.

Commissioner Cornwell stated that at the last meeting the rehabilitation of the women's club was presented. They were split on approving the item and Commissioner Jones wasn't there. She stated that we got a design and now we're at a point of moving forward and she didn't understand why there was hesitation. She wanted to have a discussion with her fellow Commissioners about their thoughts. She wanted to know why the other Commissioners wouldn't want to use the allocated dollars on the project. Mayor Bryant stated she believed it was a CRA item. Mr. Freeman said that there was a plan to bring it back at the next CRA Board meeting for a vote. Commissioner Cornwell wanted it to be on a Workshop so they could discuss it further before voting. Commissioner Williams reported that he would not be at the May 6th meetings, and they all agreed it could go on the May 20th Workshop for further discussion.

Commissioner Cornwell questioned the Habitat for Humanity letter that was at each of their stations. Mayor Bryant explained that it came in the mail for each of them, and explained where the property in question was located. A copy of the letter was made part of the minutes.

Commissioner Smith asked why Mr. Johnson wasn't coming to the meetings. Mayor Bryant clarified that he only comes to the CRA Board meetings. Commissioner Smith stated that they always had the other CRA Directors come to all the meetings, and he believed he needed to be there as well.

Commissioner Jones thanked Mr. Rayan for helping anytime he has reached out to him.

Commissioner Williams asked Chief about his CPIP presentation. He clarified that the CPIP allocates one officer to be assigned exclusively to the CRA area. That officer can respond in an emergency to an area outside the CRA and all the Police Officers can do work in the CRA. Chief Tyler agreed that there is plenty of coverage in the CRA. There is one CRA officer per shift assigned exclusively to that area. If they're needed for serious backup, they can leave their area. The rest of the officers encompass the whole city including the CRA. The officers spend the majority of their time in the CRA.

Commissioner Williams also asked if they had heard anything from the Stadlers. Mr. Barnebey responded that they are in their due diligence period, but they have had communication with the Planning and CRA staff.

Penny Johnston stated that FDOT is having a Desoto Bridge replacement conversation on April 30th. Anyone can attend virtually or in person at 5:00 pm at the Fair Grounds Veterans Hall. The formal presentation starts at 6:00 pm. The poster has been posted at City Hall.

It was also noted that on May 30th there will be the ribbon cutting at the new Palmetto Marriott

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Hotel. All of the Commissioners responded that they would be there.

Mayor Bryant adjourned the meeting at 8:27 pm.

MINUTES APPROVED: MAY 06, 2024

JAMES R. FREEMAN

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CITY CLERK