

MINUTES
CITY COMMISSION MEETING
AUGUST 26, 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:

Jim Freeman, City Clerk
Edward Johnson, Interim CRA Director
Marisa Powers, City Attorney
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 Ron Shipp from St. John Missionary Baptist Church, 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 Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the August 26, 2024 City Commission Agenda.**

3. ATTENDANCE AWARENESS PROCLAMATION

Beth Duda, Director of Suncoast Campaign for Grade Level Reading, accepted the proclamation.

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4. CROSTHWAIT FISHING TOURNAMENT DONATION TO PALMETTO YOUTH CENTER

Sarah Stevenson, from the Crosthwait Memorial Fishing Tournament, presented the Palmetto Youth Center with a check for \$5,000 in addition to a \$2,000 check they gave them right after the fishing tournament. Tommy Stevens from the Palmetto Youth Center accepted the donation.

5. PUBLIC COMMENT

There were no non-agenda item public comments.

6. CONSENT AGENDA

- a. Minutes: 07/29/2024 & 08/02/2024
- b. Resolution 2024-20: Capital Asset Policy
- c. Approval of PBA Agreement for 2024-2027
- d. SRO Contract
- e. Special Function Permit- Riverside Bed and Breakfast
- f. Improvement Development Agreement with Sight Development, LLC

MOTION: Commissioner Williams moved, Commissioner Jones seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff with the removal of item 6f. for discussion.

Commissioner Williams pulled item 6f. for discussion. He would like to make that conditional upon any easements that Mr. Rayan finds, if they don't interfere. Ms. Powers asked for clarification. Commissioner Williams thought there were hidden drainage pipes and environmental issues. Ms. Powers explained that they are not approving any permits. Those issues would come up during the permitting process. This is just giving them easements over the property. Commissioner Cornwell clarified the agreement. Commissioner Jones reiterated that Mr. Rayan will find out through permitting and notify them if there is anything unexpected. At the current state, there aren't any easements within the legal description. Aaron Thomas spoke of the conditions that have to be met during the permitting process and there will be modifications, if needed.

Commissioner Cornwell asked for clarification for item 6b. regarding the life of technology. Mr. Freeman answered that they were changing the life of these computers from 4 to 3 years.

MOTION: Commissioner Williams moved, Commissioner Jones seconded, and the motion carried 5-0 to approve item 6f.

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7. FIRST READING ORDINANCE 2024-03: EXPEDITED PERMITTING (M.POWERS/J.BIBLER/K.HILL)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING TEXT AMENDMENTS TO CHAPTER 7 ("BUILDING AND BUILDING REGULATIONS") OF THE CITY OF PALMETTO CODE OF ORDINANCES TO ADD SECTION 7-11 TO ESTABLISH MASTER BUILDING PERMITS; AND CHAPTER 26 ("SUBDIVISIONS") OF THE CITY OF PALMETTO CODE OF ORDINANCES ESTABLISHING RESTRICTIONS AND VESTED RIGHTS FOLLOWING PRELIMINARY SUBDIVISION PLAT APPROVAL; ADDING A NEW SECTION ALLOWING FOR THE EXPEDITED ISSUANCE OF BUILDING PERMITS; ADDING BUILDING PERMIT REQUESTS TO THE PRELIMINARY SUBDIVISION PLAT APPLICATION PROCESS; FINDING THIS REQUEST TO BE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION:

Commissioner Jones moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the First Reading of Ordinance 2024-03 and direct Staff to schedule the appropriate public hearings.

8. PUBLIC HEARING- CU 2024-02- PALMETTO MARRIOTT BEACH CLUB (J.BIBLER/K.HILL)

Mayor Bryant opened the public hearing at 7:21 pm.

Jake Bibler, City Planner, explained the conditional use permit that is requesting the sale of alcohol at the Palmetto Marriott Beach Club. This site is owned by Bel Mare Condo Association. It is being leased to the Palmetto Marriott Hotel. This went before the Planning and Zoning Board and they recommended approval.

Commissioner Williams asked Tony Deruso, Developer for the Palmetto Marriott, if they have gotten any complaints or concerns over noise. Mr. Deruso answered that they will be adhering to all noise ordinances. Generally speaking, the hours will be from dawn to dusk.

Mr. Bibler went on to read from the agenda packet detailing the conditional use permit application. Staff recommended approval. The Beach Club will only be open to guests of the Marriott Hotel and the Bel Mare Condo Association.

Keith Grady, member of the Board of Directors from Bel Mare, stated that they have a great relationship with Mr. Deruso and they are in full support of this application.

Mayor Bryant closed the public hearing at 7:33 pm.

MOTION: **Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve CU 2024-02.**

9. WARD 1 PHASE III CONTRACTOR RECOMMENDATION/RESOLUTION 2024-19

Mr. Freeman introduced the item. The bids closed a few weeks back. They received four bids, which are all included in the agenda. The recommendation was to move forward with the lowest bidder, Landmark Services. Their bid was for approximately \$5.9 million. They are also the company that did the 7th street extension project. As part of the CIP, they approved upwards of \$5 million for this project. Since that time, they received \$2.5 million reimbursement through their appropriation request.

MOTION: **Commissioner Smith moved, Commissioner Jones seconded**

Commissioner Williams asked for discussion. He questioned the difference between the other contractors who submitted bids. Nothing that stood out, per Mr. Rayan. Commissioner Williams was hoping for not a lot of change orders. They provided for some contingencies, but that is an old area. Mr. Freeman added that projects like this, when they're going into older neighborhoods, are likely to see change orders, no matter which contractor is chosen. They put in a 10% contingency for unforeseen issues, but those will be subject to Commissions approval.

the motion carried 5-0 to approve recommendation of award and authorize execution of contract with Landmark Services of Southwest Florida, Inc., and to adopt Resolution 2024-19 amending revenue and expense budgets for the Ward 1 Phase III Project #05-436.

10. JULY 2024 CHECK REGISTER (Informational Only)

STANDING AGENDA ITEMS:

11. Traffic Update

Chief Tyler opined that we don't need to include this on upcoming agendas.

COMMENTS:

12. DEPARTMENT HEADS' COMMENTS

Mr. Rayan thanked the Commission for approving the Ward 1 Phase III project.

Mr. Freeman reminded everyone that the CDBG application program is open. They have received a few applications. September 12th will be an additional informational Workshop at 6:00pm here at City Hall. The application period is open until October 7th. Our next 2 public hearings are on September 9th and September 23rd for the budget.

Chief Tyler spoke about the homicide over the weekend. The officers were on patrol at Estuary Park early Sunday morning. There was a body in an abandoned vehicle. The crime occurred in Bradenton and 2 suspects have been arrested.

13. MAYOR'S REPORT

At Lecom field, the Palmetto FFA and other FFA groups celebrated the King family. Mayor Bryant threw out the first pitch.

Cyber security training reports were completed by everyone except for Commissioner Smith. He needs to get with Todd Williams to complete.

They have received several unsolicited proposals. They will have individual meetings with each Commissioner during September. It will be coming forward at the first workshop in October.

Commissioner Williams asked for a copy of the laws regarding unsolicited proposals. Ms. Powers will send it out to them.

14. COMMISSIONERS' COMMENTS

Commissioner Joiner noted that she had a great time at the FLC conference.

Commissioner Smith said he would call Mr. Freeman tomorrow.

Commissioner Jones asked about the Workshop on September 12th. Mr. Freeman answered the application process is first come, first approved. The applications are all date stamped, but it depends on how complete their application is. He would highly encourage people to submit their applications as soon as possible. These meetings are not required. The consultant was also clear on this at the previous informational workshop. There is a minimum of 10-11 homes that they will serve. They have received two applications so far. The grant was for \$750,000.

Mayor Bryant adjourned the meeting at 7:55 pm.

MINUTES APPROVED: SEPTEMBER 23, 2024

JAMES R. FREEMAN

JAMES R. FREEMAN
CITY CLERK