

**MINUTES**  
**CITY COMMISSION MEETING**  
**JUNE 2, 2025**  
**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:**

Dan West, Mayor  
Brian Williams, Vice-Mayor/ Commissioner Ward 3  
Tamara Cornwell, Commissioner-at-Large 2  
Sunshine Joiner, Commissioner, Ward 2  
Harold Smith, Commissioner Ward 1  
Scott Whitaker, Commissioner-at-Large 1

**STAFF PRESENT IN CHAMBERS:**

Jim Freeman, City Clerk  
Marisa Powers, City Attorney  
Mohammed Rayan, Public Works Director  
Lorenzo Waiters, Interim Chief of Police  
Rowena Young-Gopie, CRA Director  
Cassi Bailey, Assistant City Clerk  
Annie Jones, Executive Assistant

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

1. Mayor West called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Commissioner Joiner 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 Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve the June 2, 2025 City Commission Agenda with the addition of item 4e.**

3. PUBLIC COMMENT

No public comment.

4. CONSENT AGENDA

- a. Minutes: 05/05/2025
- b. 25PLN19 (State of FL-Dept. of Environmental Protection Standard Grant Agreement)
- c. Special Function Permit- 4<sup>th</sup> of July Fireworks
- d. City Legal Invoices
- e. Sole Source Purchase-Vulcan Industries (ADDED)

**MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff.**

5. MASONIC LODGE SETTLEMENT (M.POWERS)

Ms. Powers explained that a settlement offer has been received for the Masonic Lodge. She provided a recap of the history of the issue, which was detailed in the agenda, and highlighted both the hard and soft costs associated with the matter.

Andrew Jordan spoke in favor of the settlement offer.

Natalie Green Moore, counsel for the Masonic Lodge, spoke in support of the settlement offer, emphasizing that their primary goal is compliance and advocating for the offer's acceptance.

Commissioner Williams asked about the fines and fees for the last six months, which totaled approximately \$350, primarily for readiness-to-serve charges. Ms. Powers reiterated the hard costs involved in the case.

Commissioner Whitaker asked whether the property is currently under contract to close. Ms. Powers confirmed that, to her understanding, it is under contract, and the settlement would be received at closing.

**MOTION: Commissioner Williams moved, Commissioner Smith seconded, and the motion carried 5-0 to accept the settlement offer of \$7,000.00 and authorize the release of any City liens upon receipt of the \$7,000.00. In addition, I authorize the City's litigation attorney to negotiate a settlement agreement with terms consistent with this approval and the Mayor to execute the settlement agreement.**

6. PUBLIC HEARING: ORDINANCE 2025-05 DESIGNATING SWIM AREA AND ESTABLISHING RELATED VESSEL EXCLUSION ZONE (M.POWERS)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA AMENDING CHAPTER 10, ARTICLE I OF THE CITY CODE; CREATING A NEW SECTION 10-2 DESIGNATING SWIM AREA AND ESTABLISHING A RELATED VESSEL-EXCLUSION ZONE; DEFINING VESSEL; PROVIDING EXEMPTIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY, CODIFICATION, DIRECTION TO CITY STAFF, AND AN EFFECTIVE DATE.

Ms. Powers recapped a proposed solution to prevent boats from anchoring near the Palmetto Bay oyster balls. By designating the area as a swim zone, it would become a vessel exclusion zone—except for navigational channels. The FWC will provide signage to prohibit boats from anchoring or traveling through the designated area.

*Mayor West opened the Public Hearing at 7:21 pm.*

Commissioner Smith asked if any boats are allowed to pass through the area. It was explained that boats may travel only through the navigational channels; otherwise, they are prohibited, with exceptions for FWC and emergency vessels. The signs will read "Vessels excluded, swim area."

Commissioner Whitaker asked if boats can still travel through the navigational channels, which was confirmed as correct. He also asked about the signage wording, and it was confirmed the signs will say "Vessels excluded, swim area."

Commissioner Williams opposed using seagrass harm as a reason for the vessel exclusion, noting that seagrass doesn't grow in waters deeper than 5½ feet. He felt the process was rushed and some details were overlooked. Ms. Powers responded to his concerns. Commissioner Williams emphasized that he wants to protect the reef balls, but he doesn't want to support an ordinance that isn't accurate or well-founded.

Rod Griffon spoke against the Ordinance. He is in favor of making it a legitimate Ordinance to protect the habitat.

*Mayor West closed the Public Hearing at 7:40 pm.*

Commissioner Whitaker agreed on the importance of protecting the habitats but suggested that alternative approaches should be explored to achieve that goal.

**MOTION: Commissioner Williams moved, Commissioner Smith seconded, and the motion carried 5-0 to deny the adoption of Ordinance 2025-05.**

*Mayor West recessed the City Commission Meeting to open the June 2, 2025 CRA Board Meeting at 7:41 pm.*

*Mayor West reconvened the City Commission Meeting at 8:12 pm.*

7. RIVERSIDE DRIVE DEVELOPMENT PROPOSAL SELECTION (R.YOUNG-GOPIE)

**MOTION:** Commissioner Williams moved, Commissioner Joiner seconded, to approve the top-ranked development proposal submitted by Mosaic Development and direct staff to negotiate the purchase and sale agreement, as well as the tax increment incentive agreement, for the 3.4-acre CRA-owned property located at 834 Riverside Dr., Palmetto, FL 34221. The negotiated agreements shall be presented to the Board at a future meeting for review and approval. In the event that negotiations with Mosaic Development are unsuccessful, staff shall initiate discussions with the second-ranked developer, Altier Co., and proceed sequentially, if necessary.

The motion was withdrawn by the maker and seconder.

**MOTION:** Commissioner Williams moved, Commissioner Joiner seconded, and the motion carried 5-0 to recess the City Commission meeting and reconvene the CRA Board Meeting at 8:16 pm.

*The City Commission meeting was reconvened at 8:19 pm.*

**MOTION:** Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 4-1 to approve the top-ranked development proposal submitted by Mosaic Development and direct staff to negotiate the purchase and sale agreement, as well as the tax increment incentive agreement, for the 3.4-acre CRA-owned property located at 834 Riverside Dr., Palmetto, FL 34221. (Commissioner Smith voted nay.)

COMMENTS:

8. DEPARTMENT HEADS' COMMENTS

Mr. Rayan shared the following updates:

- He signed the consent order with the DEP and is scheduled to meet with them tomorrow.
- He is working on a couple grants with their grant writer, which he will bring forward in the near future.
- They are continuing to work on staff recommendations for a future Wastewater Treatment Plant expansion.

Mr. Rayan won't be present at the next meeting but will join via Zoom.

Mr. Freeman shared that he also won't be present at the next meeting on June 16<sup>th</sup>. He will be at a conference. We will bring potential dates for future budget workshops to the next meeting.

Interim Chief Waiters reported that on Wednesday they will have three new officers and one new dispatcher starting.

Ms. Powers reminded everyone that their Form 1 is due by July 1<sup>st</sup>.

9. MAYOR'S REPORT

The Mayor welcomed Chief Waiters and introduced Annie Jones as the new Executive Assistant. A video on the AGS system will be shared soon. Neighbors have given positive feedback about the upcoming 14th Avenue Park.

10. COMMISSIONERS' COMMENTS

Commissioner Williams emphasized the need for technological upgrades in the budget and expressed interest in implementing a completely new system in the chambers. Mr. Freeman responded that the draft budget will be sent out on July 11<sup>th</sup>.

Commissioner Joiner welcomed Interim Chief Waiters and Annie Jones.

Commissioner Cornwell shared that children are out of school for summer break. She expressed disappointment with SVN's "mission" but appreciated the bid process overall. However, she was dissatisfied with having only three options to choose from. She also noted that she may not be at the next meeting.

Commissioner Williams addressed the motion from Riverside, emphasizing the need for more effective communication among the commissioners. He recommended further discussions before entering negotiations with Mosaic. Ms. Young-Gopie suggested holding individual meetings with Mosaic followed by a workshop prior to final approval.

Mayor West adjourned the meeting at 8:41 pm.

MINUTES APPROVED: JULY 21, 2025

***JAMES R. FREEMAN***  
JAMES R. FREEMAN  
CITY CLERK