

MINUTES
CITY COMMISSION MEETING
JANUARY 26, 2026
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
Sunshine Joiner, Vice-Mayor/ Commissioner Ward 2
Tamara Cornwell, Commissioner-at-Large 2
Harold Smith, Commissioner Ward 1
Scott Whitaker, Commissioner-at-Large 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Jim Freeman, City Clerk
Marisa Powers, City Attorney
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Rowena Young, CRA Director
Cassi Bailey, Deputy City Clerk
Amanda Beaver, Administrative 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 Williams seconded, and the motion carried 5-0 to approve the January 26, 2026 City Commission Agenda.

3. PUBLIC COMMENT

No public comment.

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4. CONSENT AGENDA

- a. Minutes: 10/20/2025 & 11/03/2025
- b. Special Function Permit: PDMS-Chalk on Main Street Art Festival
- c. City Legal Invoices
- d. Resolution 2026-01: CWSRF/SAHM Principal Forgiveness
- e. Resolution 2026-02: Sale of Florida Voluntary Cleanup Tax Credits
- f. Surplus Police Vehicles
- g. ClearGov Budget Solution

Commissioner Cornwell asked to remove items 4b and 4e. for discussion.

MOTION: **Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff with the removal of items 4b. and 4e.**

4b. was removed by Commissioner Cornwell to question if the chalk that would be used is washable.

MOTION: **Commissioner Cornwell moved, Commissioner Williams seconded and the motion carried 5-0 to approve item 4b. if the chalk used is washable.**

4e. was removed by Commissioner Cornwell to question the Sale of Florida Voluntary Cleanup Tax Credits. Ms. Young explained that the CRA contracted with Clocktower Tax Credits to broker the sale and the CRA received the proceeds in the amount of \$292,583. Staff propose to use additional revenue to fund the brokerage fee, the remaining portion of the Detwiler’s incentive, as well as to increase the budget for land and the Women’s Club Renovation project. Commissioner Williams asked if we had to go out to bid to sell. No, we partnered with Clocktower.

Commissioner Cornwell exited the meeting at 7:08 pm.

Commissioner Williams asked if this was time sensitive. It was time sensitive that we didn’t lose any of the funds.

MOTION: **Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 4-0 to approve item 4e. (Commissioner Cornwell was absent for the vote)**

Commissioner Cornwell re-entered the meeting at 7:09 pm.

5. FIRST READING ORDINANCE 2026-04 UNSOLICITED PROPOSALS UNDER SECTION 255.065, FLORIDA STATUTES (M.POWERS)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA AMENDING CHAPTER 2, ARTICLE III, DIVISION 2, TO ADD A NEW SECTION 2-64.5 OF THE CITY CODE TO PROVIDE PROCEDURES FOR UNSOLICITED PROPOSALS RECEIVED UNDER SECTION 255.065, FLORIDA STATUTES; ADOPT DEFINITIONS OUTLINED IN SECTION 255.065, FLORIDA STATUTES; ADOPT PROCUREMENT PROCEDURES OUTLINED IN SECTION 255.065, FLORIDA STATUTES; PROVIDE FOR ADDITIONAL PROCUREMENT PROCEDURES FOR UNSOLICITED PROPOSALS RECEIVED UNDER SECTION 255.065, FLORIDA STATUTES; PROVIDE FOR AND ESTABLISH AN APPLICATION

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FEE FOR UNSOLICITED PROPOSALS RECEIVED UNDER SECTION 255.065, FLORIDA STATUTES; PROHIBIT PROTESTS FOR DECISIONS RELATING TO UNSOLICITED PROPOSALS RECEIVED UNDER SECTION 255.065, FLORIDA STATUTES; PROVIDE FOR APPLICABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Ms. Powers explained this Ordinance was on the Workshop agenda for today, but they ran out of time. They are hoping to have it on the Workshop next week. It will not be advertised for public hearing until it is able to be discussed.

MOTION: **Commissioner Cornwell moved, Commissioner Joiner seconded, and the motion carried 5-0 to approve the First Reading of Ordinance 2026-04 and authorize staff to advertise for the appropriate public hearings.**

6. PUBLIC HEARING ORDINANCE 2025-07 Manatee County Habitat for Humanity – Comprehensive Plan Map Amendment (J.Bibler)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AMENDING ORDINANCE 2010-01, AS AMENDED; TO APPROVE AN AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE A +/- 1.86 ACRE PARCEL, FROM GENERAL COMMERCIAL (GCOM) TO PLANNED COMMUNITY (PC) FOR A PARCEL OF LAND LOCATED GENERALLY AT 903 11th STREET WEST, PALMETTO, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor West opened the Public Hearing at 7:14 pm.

Mr. Bibler asked that they incorporate the facts and findings of the 11/17/2025 meeting.

Mayor West closed the Public Hearing at 7:15 pm.

MOTION: **Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt Ordinance 2025-07.**

Mayor West opened the public hearing at 7:19 pm.

This item was re-visited after item number 7.

Mayor West re-opened the public hearing at 7:19 pm.

Mayor West closed the public hearing at 7:19 pm.

MOTION:

Commissioner Joiner moved, Commissioner Cornwell seconded, and the motion carried 5-0 to adopt Ordinance 2025-07 and incorporate the facts and findings from the 11/17/2025 meeting.

7. PUBLIC HEARING ORDINANCE 2025-08 Manatee County Habitat for Humanity – Rezone (J.Bibler)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 1.86+/- ACRES OF PROPERTY GENERALLY LOCATED AT 903 11th ST W, PALMETTO, FLORIDA, FROM CITY ZONING CG (BUSINESS AND LIGHT COMMERCIAL) TO CITY ZONING PD-H (PLANNED DEVELOPMENT HOUSING), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (MANATEE COUNTY HABITAT FOR HUMANITY, INC.)

Mayor West opened the Public Hearing at 7:16 pm.

Mr. Bibler asked that they incorporate the facts and findings of the 11/17/2025 meeting.

Mayor West closed the Public Hearing at 7:17 pm.

MOTION:

Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt Ordinance 2025-08 with the facts and findings from the 11/17/2025 meetings.

The Commission then went back to discuss item number 6.

8. PUBLIC HEARING ORDINANCE 2025-11 Manatee County Habitat for Humanity - General Development Plan (J.Bibler)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN WITH CONDITIONS AND SPECIFIC APPROVALS LOCATED ON APPROXIMATELY 1.86+/- ACRES OF PROPERTY GENERALLY LOCATED AT 903 11th ST W, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (MANATEE COUNTY HABITAT FOR HUMANITY, INC.)

Mayor West opened the Public Hearing at 7:20 pm.

Mr. Bibler asked that they incorporate the facts and findings of the 11/17/2025 meeting.

Mayor West closed the Public Hearing at 7:20 pm.

Commissioner Whitaker wants to note that he wants there to be streetlights. The applicant confirmed.

MOTION: **Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt Ordinance 2025-11 and incorporate the facts and findings from the 11/17/2025 meeting.**

9. PUBLIC HEARING ORDINANCE 2025-09 Rezone – Turnkey Houses (J. Bibler)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.32+/- ACRES OF PROPERTY GENERALLY LOCATED AT 2700 10th ST W, PALMETTO, FLORIDA, FROM RS-3 SINGLE FAMILY RESIDENTIAL ZONING TO CITY RS-4 SINGLE FAMILY RESIDENTIAL ZONING, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE: PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor West opened the Public Hearing at 7:22 pm.

Mr. Bibler asked that they incorporate the facts and findings of the 9/23/2025 meeting.

Mayor West closed the Public Hearing at 7:22 pm.

MOTION: **Commissioner Whitaker moved, Commissioner Joiner seconded, and the motion carried 5-0 to adopt Ordinance 2025-09 and incorporate the facts and findings of the 9/23/2025 meeting.**

10. PUBLIC HEARING ORDINANCE 2025-10 Amending Subdivision Requirements and Procedures (J.Bibler)

AN ORDINANCE OF THE CITY COMMISSION OF PALMETTO, FLORIDA AMENDING CHAPTER 26 OF THE PALMETTO CODE OF ORDINANCES REGARD THE REQUIRING FOR AND PROCESSING OF SUBDIVISION PLATS; FINDING THE AMENDMENTS 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.

Mayor West opened the Public Hearing at 7:23 pm.

Mr. Bibler asked that they incorporate the facts and findings of the 9/23/2025 meetings.

Mayor West closed the Public Hearing at 7:24 pm.

MOTION: **Commissioner Joiner moved, Commissioner Whitaker seconded, and the motion carried 5-0 to adopt Ordinance 2025-10 and incorporate the facts and findings of the 9/23/2025 meeting.**

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11. PUBLIC HEARING ORDINANCE 2025-12 Amending the Code of Ordinances, Chapter 28, Article III. – Stopping, Standing, and Parking. (J.Bibler)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING CHAPTER 28, ARTICLE III OF THE CODE OF ORDINANCES; DELETING SECTION 28-74 RELATING TO JOINT USE OF SPACES AND FACILITIES; AMENDING SECTION 28-78 RELATING TO OFF STREET PARKING AND JOINT USE OF PARKING FACILITIES FOR MIXED USE DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor West opened the Public Hearing at 7:27 pm.

Mr. Bibler provided a recap of the item previously discussed during the 4:30 p.m. workshop. Ms. Powers then suggested that Mr. Davis walk through the proposed changes presented at that time. The changes were outlined in a handout distributed to each Commissioner and included in the minutes.

Commissioner Williams asked how the Old Main Street District had been confirmed. Mr. Davis explained that he verified the district using GIS maps. Commissioner Williams noted that new names had not been approved. In response, Mr. Bibler referenced the code and displayed the "Tenth Avenue/Old Main Overlay District" within the Downtown Core Design Code. Commissioner Williams acknowledged and confirmed his understanding.

Mayor West closed the Public Hearing at 7:36 pm.

MOTION: Commissioner Joiner moved, Commissioner Whitaker seconded.

Commissioner Williams asked if this was the item Mr. Barnebey said they needed to delay from the Workshop. It was answered, no.

The motion carried 5-0 to adopt Ordinance 2025-12.

12. PARKING LEASE AGREEMENT - GRAY PROPERTY GROUP LLC (M.BARNEBEY, J.FREEMAN)

Ms. Powers gave an overview of this item. This is the item Mr. Barnebey recommended extending the due diligence period. Commissioner Cornwell asked for clarification. The second motion would be to extend.

MOTION: Commissioner Cornwell moved, Commissioner Whitaker seconded and the motion carried 5-0 to approve the Fifth Amendment to Agreement of Purchase and Sale and Development of the Property between Gray Property Group LLC and the City of Palmetto dated March 12, 2025.

13. DECEMBER CHECK REGISTER (Informational Only)

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Mayor West recessed the City Commission Meeting to open the January 26, 2026 CRA Board Meeting at 7:40 pm.

Mayor West reconvened the City Commission Meeting at 7:45 pm.

COMMENTS:

14. DEPARTMENT HEADS' COMMENTS

Mr. Rayan provided updates on the following projects:

- 10th Avenue Complete Streets Project: Staff has requested an extension from FDOT and continues to negotiate terms. Staff hours related to the project are ongoing.
- 8th Avenue and 10th Street: The project is currently in the permitting phase. A virtual meeting with CVS is scheduled later this week to discuss the easement.
- Ward 1 tail-end: The project is nearing completion, with anticipated completion in March. However, work remains pending due to the lift station.

Mr. Freeman appreciated the approval of the ClearGov software, noting it will be beneficial to the Finance Department. He also announced that the City will be moving forward with a branding study in partnership with Ingage, the City's PR/Marketing firm.

Mr. Freeman noted the quick turnaround for upcoming meetings, with agendas to be posted tomorrow for next week's meeting. He also stated that a workshop is anticipated in late February or March to discuss the property's future expansion plans.

Mr. Rayan stated that staff is working to determine dates for a bulk garbage cleanup.

15. MAYOR'S REPORT

Mayor West introduced Amanda Beaver, the new Assistant in the Mayor's office.

16. COMMISSIONERS' COMMENTS

Commissioner Cornwell thanked the Chief and Assistant Chief Waiters for meeting with local schools to address truancy.

Commissioner Cornwell asked about the status of the juvenile curfew. Staff noted that a workshop is scheduled for February 2, 2026, and a public hearing is scheduled for February 23, 2026.

Commissioner Cornwell inquired about Veolia's contract. Staff reported that the Veolia contract extension is set to expire at the end of 2026. If an extension request is not submitted by the end of February, the contract will be put out for bid.

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Commissioner Whitaker said they had great Fair. The City of Palmetto's booth was spectacular and our volunteers were great. He also wanted to give kudos to Commissioner Williams. He does so much for the fair and he was amazing.

Commissioner Joiner welcomed Amanda.

Commissioner Williams echoed that the fair was successful and thanked the Chief and Moe for their efforts. He inquired with Rowena about updating the Commercial Grant Application. She confirmed that updates are in progress and are expected to be completed in about a month and will be brought back. Commissioner Williams also thanked Todd and Jim for the updated audio equipment. He mentioned that on February 3rd, FDOT will hold a meeting regarding corridors with bridges from 5–7 pm. Regarding the Detwiller contract, Commissioner Williams noted the \$100,000 piggyback contract and requested to be notified about any unused portion of the contract and any related matters in the future.

Commissioner Smith thanked Moe for giving them an update on Ward 1. He wanted to discuss the water bill. He has a problem with it continuing to go up. It is higher than his light bill. He wants to freeze it, until they can do a study. He wants to have a workshop to discuss it.

Mayor West adjourned the meeting at 8:03 pm.

MINUTES APPROVED: APRIL 6, 2026

JAMES R. FREEMAN

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CITY CLERK