

MINUTES
CITY COMMISSION MEETING
FEBRUARY 23, 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 (Not Present)
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 (Not Present)
Cassi Bailey, Deputy City Clerk
Amanda Beaver, Administrative Assistant
Ed Johnson, CRA Consultant
Todd Williams, Information Technology (IT) Consultant

*** THE AGENDA WAS AMENDED ON 2/20/2026 TO ADD ITEMS #3, #5K. AND THE ATTACHMENT FOR #8 ***

1. Vice-Mayor Joiner called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Pastor Joey Mimbs from Bethal Baptist 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 Whitaker moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the February 23, 2026 City Commission Agenda.**

3. PROCLAMATION: NATIONAL FFA WEEK

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4. PUBLIC COMMENT

Mr. Freeman noted 5 public comments emailed prior to the meeting, which were related to item #6. A copy of these public comments were given to each Commissioner and made part of the Minutes.

Betty Sailes Rhodes thanked everyone who was involved with the Multi-Cultural Festival at Lincoln Park.

Ira Beeson spoke against the juvenile curfew.

5. CONSENT AGENDA

a. Minutes: 11/3/2025, 11/17/2025, 12/1/2025, 12/15/2025

b. Special Function Permit: Manatee Bridging the Gap Children's Fishing Tournament

c. Special Function Permit: Palmetto's Heritage Festival

d. Special Function Permit: Nature's Canvas-Farmer for a Day

e. Special Function Permit- Palmetto's Christmas in the Park

f. Addendum No.2 to Purchase and Sale Agreement for 702 10th Ave West-.37-Acre Parcel

g. Resolution 2026-04: WWTP-FDEP Clean Water State Revolving Fund (CWSRF) Supplemental Appropriation For Hurricanes Helene and Milton

h. Grant of Easement at BACC Hotel, LLC (Palmetto Marriott)

i. Piggyback Contract with Flotech Environmental for Sewer Lining

j. City Legal Invoices

k. 1st Amendment to Vacant Land Purchase Agreement (Former Police Dept. Property)

MOTION:

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

6. PUBLIC HEARING ORDINANCE 2025-13 JUVENILE CURFEW (S.TYLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, REGARDING ESTABLISHING A LOCAL CURFEW FOR JUVENILES; INCORPORATING BY REFERENCE SECTIONS 877.20-877.25, FLORIDA STATUTES; AMENDING CHAPTER 20, ARTICLE 1, DIVISION 1 OF THE CITY OF PALMETTO CODE OF ORDINANCES TO CREATE CHAPTER 20 TO CREATE SECTIONS 20-5 AND 20-6; MAKING CERTAIN FINDINGS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Vice-Mayor Joiner opened the Public Hearing at 7:13 pm.

Chief Tyler introduced the item and explained the reasoning for bringing the item forward. Manatee County adopted this Ordinance in November 2025.

Commissioner Smith asked if we have a problem with underage children in the City of Palmetto. Chief Tyler answered we had 8 juvenile arrests in the last year. Commissioner Smith questioned if the whole state is implementing this ordinance. He went on to ask how this would be enforced. He questioned if they would be keeping records. Chief Tyler answered, yes. He doesn't think we should do this if the City doesn't have a problem. Not all cities are implementing this type of ordinance.

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Vice-Mayor Joiner opened public comment at 7:29 pm.

James Corbit spoke in favor of the juvenile curfew.
Tracey Washington spoke against the juvenile curfew.
Jerry Parrish spoke in favor of the juvenile curfew.
Victoria Tramutolo spoke against the juvenile curfew.
John Murrell spoke in favor of the juvenile curfew.
Ferris Shaheen spoke against the juvenile curfew.
Captain Lorenzo Waiters yielded his time to John Murrell.
Leo Gonzalez spoke against the juvenile curfew.
Rachel Kendzior spoke in favor of the juvenile curfew.
Sarah McKane spoke against the juvenile curfew.
Josh Cramer, Bradenton Chief of Police, spoke in favor of the juvenile curfew.
Omar Edwards spoke in favor of the juvenile curfew.
El Chesson spoke against the juvenile curfew.
James Haynes spoke in favor of the juvenile curfew.
Peyton Hoey spoke against the juvenile curfew.
Matthew Haines spoke against the juvenile curfew.
Alan Kim spoke against the juvenile curfew.
Ali Abdel Qader spoke against the juvenile curfew.
Betty Sailes Rhodes spoke against the juvenile curfew.
Anthony Richardson spoke via ZOOM against the juvenile curfew.

Vice-Mayor Joiner closed public comment at 8:17 pm.

Commissioner Smith spoke. He thought Chief should've developed a program for young people. He said he appreciated hearing people's opinions but said he didn't hear from parents of 16 and under. He was against the ordinance.

Commissioner Williams asked the Chief whether, if Manatee County and other municipalities pass their ordinances, the City of Palmetto would be covered by the Sheriff's Office. The Chief clarified that the island communities have not passed this type of ordinance and emphasized that Florida Statute is clear: the county does not cover the city's jurisdiction. Commissioner Williams noted that residents raised several valid concerns during the meeting. He questioned why the statute defines a minor as a 16-year-old rather than an 18-year-old. Ms. Powers explained that if the City chooses to adopt the ordinance in accordance with Florida Statute, it must be adopted exactly as written. She added that any concerns could be brought to local state representatives for consideration.

Commissioner Whitaker appreciates everyone's point of view. He pointed out our local representative and what they spoke about tonight. He also highlighted the outreach programs for youth mentioned by John Murrell and Pastor Jerry during the meeting.

Vice-Mayor Joiner closed the Public Hearing at 8:29 pm.

MOTION: Commissioner Whitaker moved, Commissioner Williams seconded, and the motion 4-1 carried to adopt Ordinance 2025-13. (Commissioner Smith voted nay.)

7. SECOND PUBLIC HEARING ORDINANCE 2026-01 CERTIFIED RECOVERY RESIDENCES (M.POWERS & J.BIBLER)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE CITY OF PALMETTO CODE OF ORDINANCES, APPENDIX B RELATING TO CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS PUBLIC HEARING WAS PREVIOUSLY OPENED ON FEBRUARY 2, 2026.

Ms. Powers explained the background of this item. The Planning and Zoning meeting on February 19th did not have a quorum, therefore we need to continue our public hearing.

MOTION: Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 5-0 to continue this item to March 23, 2026.

8. GRAY PROPERTY GROUP, LLC DUE DILIGENCE EXTENSION AND AMENDMENT TO PURCHASE AND SALE AGREEMENT (J.FREEMAN & M.BARNEBEY)

Mr. Freeman explained the item, including the reason for the extension and the amendment. The goal is to bring the parking agreement back before the Commission prior to the March 23rd extension deadline.

Commissioner Smith questioned the change in the parking lease term from 99 years to 75 years. Mr. Freeman explained that the typical lifespan of a parking garage is approximately 75 years. The agreement includes a cost of \$35,000 per parking space, which would be leased back to the City at no cost for 75 years. If the structure remains viable beyond that timeframe, the parties could negotiate an extension; otherwise, ownership will revert back to the property owner.

Commissioner Cornwell raised questions regarding bullet point number two: "Provides a CPI-based annual adjustment for the City's cost of \$35,000 per parking space beginning in April 2027." Mr. Freeman answered the possibility of the date being mobile. She also questioned bullet point number five, in reference to removing 75 units per acre.

Commissioner Whitaker asked whether the City is still working to resolve the title issue. Mr. Freeman confirmed Legal is working through the process. Commissioner Whitaker also asked about the project timeline and whether it could be completed in a timely manner. Ms. Powers stated that it is difficult to determine, but within approximately 60 days there should either be a signed agreement, or the matter would proceed to court to argue the merits. Commissioner Whitaker noted that reducing the lease term from 99 to 75 years was not a significant concern for him and asked if there were any updates.

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Mr. Gray provided a brief update on the property, stating that all due diligence on their end has been completed. He confirmed they are ready to move forward, having secured funding, and can submit applications in a timely manner. Mr. Freeman referenced a potential May 1st start date, noting that the agreement allows 12 months for approvals followed by 90 days to close. Mr. Gray emphasized that the intent is not to profit from the parking component but to construct it at cost.

Mr. Rayan asked about the origin of the 12-month approval period. Mr. Gray responded that it was proposed by Mr. Bibler. Mr. Rayan noted that Mr. Gray is involved in that process, which may cause the timeline to vary.

Commissioner Williams asked whether the due diligence period could be completed in less than 12 months. Mr. Gray clarified that due diligence is already complete, and the remaining time is needed for the application and approval process. He added that there is an incentive to move quickly due to the expiration timeline of the CRA.

Commissioner Williams also asked about the outstanding issues related to the parking lease. Mr. Freeman explained that the primary complication is aligning agreements with Safe Harbor and Riverhouse simultaneously before proceeding.

Commissioner Williams asked Mr. Johnson what would happen to the CRA if property tax incentive funds were removed. Mr. Freeman provided additional explanation regarding Tax Increment Financing (TIF) and property tax rebates.

Commissioner Smith asked whether pricing for the development had been determined. Mr. Gray responded that the proposed pricing includes approximately 50% two-bedroom units at \$2,900 per month, 25% one-bedroom units, and 25% three-bedroom units.

MOTION: **Commissioner Whitaker moved, Commissioner Williams seconded, and the motion carried 5-0 to approve the Sixth Amendment to Agreement of Purchase and Sale and Development of the Property between Gray Property Group LLC and the City of Palmetto.**

9. JANUARY 2026 CHECK REGISTER (Informational Only)

Vice-Mayor Joiner recessed the City Commission Meeting to open the February 23, 2026 CRA Board Meeting at 9:11 pm.

Vice-Mayor Joiner reconvened the City Commission Meeting at 9:34 pm.

COMMENTS:

10. DEPARTMENT HEADS' COMMENTS

Chief Tyler reported that the Bradenton Area River Regatta and Multi-Cultural festival both went well.

Mr. Freeman mentioned that they are in the due diligence phase for the building next door.

Mr. Rayan discussed an application he wants to submit. He asked for permission to apply for the Watershed Planning Program. It is a matching grant for up to \$300,000. He will bring it back at the next meeting for ratification.

MOTION:

Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 5-0 to have public works staff submit the Watershed Planning program matching grant application.

11. MAYOR'S REPORT

Vice-Mayor relayed for Mayor West that the Multi-Cultural event was a success.

12. COMMISSIONERS' COMMENTS

Commissioner Smith inquired whether Waste Management is responsible for trash pickup, and staff confirmed that they are the contracted service provider. Commissioner Smith noted concerns that some trash is not being collected properly. Mr. Freeman responded that staff is working on establishing bulk pickup days. He also stated that, effective October 1st, yard waste must be placed in paper bags or left loose in garbage cans in accordance with county landfill requirements. Concerns were also raised by Commissioner Smith about increasing water bills, and he requested that this issue should be scheduled for discussion at a future workshop.

Commissioner Whitaker reported that the Multi-Cultural festival was a success. He recognized Karla Favorite for cleaning headstones at the historic cemetery over the weekend and commended Public Works staff for their excellent maintenance of both cemeteries. He also noted that the car show was well organized and praised Karon Dixon for her efforts.

Commissioner Cornwell commended Xtavia Bailey for organizing the weekend's Multi-Cultural events. Regarding the wastewater treatment plant (WWTP) and Veolia, Mr. Rayan reported that a request for an extension has been received and is currently under staff review. Commissioner Cornwell requested that this item be placed on the next meeting agenda. She also shared information about several after-school programs and 941 tutoring initiatives.

Commissioner Joiner thanked everyone and expressed appreciation for a productive meeting.

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Vice-Mayor Joiner adjourned the meeting at 9:50 pm.

MINUTES APPROVED: APRIL 20, 2026

JAMES R. FREEMAN

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CITY CLERK