

MINUTES
CITY COMMISSION MEETING
JUNE 15, 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 (Not Present)
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:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk (Present via ZOOM)
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Rowena Young, CRA Director
Cassi Bailey, Deputy City Clerk
Jeff Bowman, City Planner
Amanda Beaver, Administrative Assistant
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 Mayor West 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 Whitaker seconded, and the motion carried 4-0 to approve the June 15, 2026 City Commission Agenda with the addition of 9A. Consideration of Temporary Construction Easement between SHM Regatta Pointe and the City of Palmetto.

3. **PUBLIC COMMENT**

Leah Brown spoke on upcoming Spectrum event invites.

Commissioner Williams noted Rachel Kendzior as his replacement (ran unopposed for Ward 3) and Harold Smith (ran unopposed for Ward 1).

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4. CONSENT AGENDA

- a. Minutes: 4/6/2026
- b. Planning & Zoning Board Appointment
- c. Special Function Permit: 4th of July Beer Garden
- d. Special Function Permit: 4th of July Fireworks
- e. WM Contract-Enhanced Bulk Collection Services
- f. Surplus Vehicles/Equipment
- g. City Legal Invoice
- h. Resolution 2026-10 FDEP Clean Water State Revolving Fund (WW410240)

Commissioner Cornwell asked to pull items 4c. and 4e.

Commissioner Smith asked to pull item 4b.

MOTION: **Commissioner Cornwell moved, Commissioner Whitaker seconded, and the motion carried 4-0 to approve the Consent Agenda as presented by staff for items 4a., 4d., 4f., 4.g, 4.h.**

4b. Planning & Zoning Board Appointment was pulled by Commissioner Smith. He asked if Mr. Chris Williams lived in the City. He answered no, he operates a business within the City. There was discussion about eligibility differences between serving on the Planning & Zoning Board versus the CRA Advisory Board.

Commissioner Smith opined that he doesn't want the Planning and Zoning Board appointment to be on the consent agenda.

MOTION: **Commissioner Williams moved, Mr. Smith seconded, and the motion carried 4-0 to approve item 4b.**

4c. Special Function Permit: 4th of July Beer Garden was pulled by Commissioner Cornwell. She highlighted that they have to follow clear guidelines with Drug Free Manatee (page 9), when serving alcohol at events.

MOTION: **Commissioner Cornwell moved to approve item 4c. Commissioner Whitaker seconded, and the motion carried 4-0.**

4e. WM Contract- Enhanced Bulk Collection Services was pulled by Commissioner Cornwell. She asked that staff go over the bulk collection item. Mr. Rayan explained the new program where Waste Management will pick up, up to four bulk items at resident's curb, once a month. They will do the south side of the City the first Thursday of the month, and the north side, the first Friday of the month.

Commissioner Williams said he couldn't find a definition of the south side versus the north side. Mr. Rayan said there was a map included. The dividing point is 10th Street West.

MOTION: **Commissioner Cornwell moved to approve item 4e., Commissioner Whitaker seconded, and the motion carried 4-0.**

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5. CONTINUATION- PUBLIC HEARING ORDINANCE 2026-07 PALMETTO COMPREHENSIVE PLAN AMENDMENT EVALUATION AND APPRAISAL REPORT (EAR) (LEGAL/PLANNING)

THIS WAS CONTINUED FROM MAY 18, 2026.

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, AMENDING THE PALMETTO COMPREHENSIVE PLAN, ORDINANCE 2010-01, AS AMENDED; AMENDING AND ADDING DEFINITIONS; AMENDING THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, SANITARY SEWER ELEMENT, SOLID WASTE ELEMENT, STORMWATER ELEMENT, POTABLE WATER ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, PARKLAND OPEN SPACE, AND RECREATION ELEMENT, PUBLIC SCHOOL ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENT ELEMENT; PROVIDING FOR AMENDMENTS RELATED TO THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR UPDATES; PROVIDING FOR A CODIFIED COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This was recommended for adoption by the Planning & Zoning Board. The changes recommended are listed in Attachment A, Attachment B is the Florida Statute Update Chart, Attachment C are the EAR proposed amendments, Attachment D is the COP population projections. Mr. Barnebey continued to read from the point paper regarding the proposed changes and update process. After transmittal to the Department of Economic Opportunity, comments will be provided by DEO and a second public hearing will be held by the Commission.

Commissioner Cornwell questioned page 14, number 27. She questioned policy 2.1.8 "The City may pay through the Community Redevelopment Agency or provide an exception or waiver for impact fees for affordable housing projects." Mr. Barnebey explained they may want the CRA to be able to budget for affordable housing projects as an incentive, which is why it may be beneficial to leave it in there.

Commissioner Cornwell asked about number 33, specifically whether references to the MPO in the Comprehensive Plan would need to be changed if the City were no longer a member of the MPO. Staff responded that, in that hypothetical situation, the Comprehensive Plan would need to be amended. However, the amendment would be straightforward, and there is no harm in leaving the reference in the plan as it currently stands.

Mayor West closed the Public Hearing at 7:37 pm.

MOTION:

Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to transmit Ordinance 2026-07 to the Department of Economic Opportunity and authorize the Mayor to execute any documents necessary for transmittal.

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6. FIRST READING ORDINANCE 2026-09 RE-ZONE GAR-RETT & PARTNERS, LLC- 1004 12TH AVE W (J.BOWMAN)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 0.19+/- ACRES OF PROPERTY GENERALLY LOCATED AT 1004 12th AVENUE WEST, PALMETTO, FLORIDA, FROM CITY ZONING RS-4 (SINGLE FAMILY RESIDENTIAL) TO CITY ZONING CN (NEIGHBORHOOD COMMERCIAL), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (GAR-RETT AND PARTNERS, LLC)

Mr. Bowman stated that he was unsure why these items were placed on the agenda for First Reading, as the Code only requires that they be advertised for a public hearing.

Mr. Barnebey disagreed, noting that it has historically been the Commission's practice to consider these items at First Reading. He recommended continuing that practice but noted that discussion be reserved for the public hearing. He added that the First Reading provides advance notice to the Commission that the items are forthcoming.

Mr. Barnebey also referenced an unusual provision in our comprehensive plan that allows for consideration of re-zoning a property within 150 feet of another comprehensive plan category to that category.

Commissioner Cornwell assumed due to historical contiguous matters, that is where the unusual re-zoning process came from.

Commissioner Williams said it is not consistent throughout the document and it needs to be. For example, Neighborhood Commercial versus Commercial Neighborhood.

MOTION:

Commissioner Williams moved, Commissioner Whitaker seconded, and the motion carried 4-0 to approve the First Reading of Ordinance 2026-09 and authorize staff to advertise for the appropriate public hearings.

7. FIRST READING ORDINANCE 2026-10 RE-ZONE SUTTON PLACE, LLC- 702 10TH AVE W (J.BOWMAN)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA REZONING APPROXIMATELY 4. 5 +/- ACRES OF PROPERTY GENERALLY LOCATED AT 702 10th AVENUE WEST, PALMETTO, FLORIDA, FROM CITY ZONING P PUBLIC), RM- 6 (MULTI- FAMILY), AND CG COMMERCIAL GENERAL) TO CITY ZONING PD-MU PLANNED DEVELOPMENT MIXED USE), AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (SUTTON PLACE, LLC.)

MOTION:

Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 4-0 to approve the First Reading of Ordinance 2026-10 and authorize staff to advertise for the appropriate public hearings.

8. FIRST READING ORDINANCE 2026-11 GDP- SUTTON PLACE, LLC- 702 10TH AVE W (J.BOWMAN)

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA APPROVING A GENERAL DEVELOPMENT PLAN FOR A DEVELOPMENT INCLUDING A MAXIMUM OF 178 MULTIFAMILY UNITS; 15, 000 SQUARE FEET OF RETAIL/ OFFICE/ RESTAURANT, AND 6, 700 SQUARE FEET OF AMENITY SPACE WITH CONDITIONS AND SPECIFIC APPROVALS LOCATED ON APPROXIMATELY 4. 5+/- ACRES OF PROPERTY GENERALLY LOCATED AT 702 10TH AVENUE WEST, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. (SUTTON PLACE, LLC)

MOTION:

Commissioner Cornwell moved, Commissioner Williams seconded, and the motion carried 4-0 to approve the First Reading of Ordinance 2026-11 and authorize staff to advertise for the appropriate public hearings.

9. VEOLIA WATER NORTH AMERICA OPERATING SERVICES, LLC (VWNAOS) THIRD AMENDMENT TO THE WASTEWATER PRIVATIZATION CONTRACT FOR WASTEWATER SERVICES (M.RAYAN)

This was previously discussed at the 4:30 pm Workshop. Mr. Rayan is recommending approval of the contract extension.

Commissioner Cornwell would like to Workshop this a little further. She expressed significant concerns and noted that, because Commissioner Joiner was absent, she believed it was important for those concerns to be heard before any action was taken. She also stated that she would prefer for the full Board to be present when the item is brought to a vote.

Commissioner Williams stated that he agreed with many of Commissioner Cornwell's comments. However, he expressed concern that there are relatively few operators familiar with the AGS system. He also noted that the bidding process can be costly. While acknowledging those concerns, he stated that, out of respect for Commissioner Joiner, it may be appropriate to postpone consideration of the item until the next meeting.

Commissioner Whitaker stated that Commissioner Cornwell raised several valid points. He also expressed support for Mr. Rayan's recommendation and agreed that it would be appropriate to wait until Commissioner Joiner returned before taking action on the item.

Commissioner Smith stated that he agreed with postponing consideration of the item until Commissioner Joiner returned.

Commissioner Cornwell stated that she had researched several companies that operate as many as 21 AGS systems of this type.

Mr. Freeman, speaking via Zoom, stated that the annual contract with Veolia is just under \$2.4 million.

This will be deferred to the next meeting on July 20th.

Mr. Rayan clarified that while infiltration and inflow (I&I) was one contributing factor, there were several other issues as well. He noted that the blowers had been inoperable for two years. I&I is an ongoing issue that is continually being addressed. Operator-related issues have also contributed to the challenges.

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Commissioner Cornwell discussed the sanitary sewer overflows (SSOs) that had not been previously identified, noting an associated cost of approximately \$400,000.

Commissioner Williams questioned why Mr. Rayan would recommend extending the contract if there are significant issues that still need to be addressed. He stated that he did not believe going out to bid was the appropriate approach at this time. He noted that, overall, Veolia has provided good service to the City but emphasized the need for improved communication between Veolia and the City.

9A. CONSIDERATION OF TEMPORARY CONSTRUCTION EASEMENT BETWEEN SHM REGATTA POINTE, LLC AND THE CITY OF PALMETTO

This was discussed at the 4:30 pm Workshop.

Commissioner Cornwell expressed support for the suggestions made by Commissioners Williams and Whitaker to consider a shorter time period to evaluate how the arrangement works. She noted that signage would be needed and that the area would need to be cleaned.

Commissioner Whitaker asked about the request to close the parking spaces late Monday night. He stated that he did not want the spaces to be closed too early on Monday evening.

The Chief stated that he and Mr. Rayan could work together to develop the necessary signage. He added that any vehicles in violation would be towed.

The closure period was discussed as beginning at 12:01 a.m. Tuesday and ending at 11:59 p.m. Wednesday.

Fees were discussed. In response to the Chief's question regarding whether a fee had been charged in 2022, it was noted that no fee had been assessed at that time. It was also discussed that the responsible party should be held accountable for any damages incurred.

MOTION:

Commissioner Williams moved, Commissioner Whitaker seconded , and the motion carried 4-0 to approve an agreement for Temporary Construction Easement between SHM Regatta Pointe and the City of Palmetto with substantially similar terms from the 2022 Temporary Construction Easement for the use at the same location for use only 12:01 am Tuesday through Wednesday at 11:59 pm for only a 60-day period, subject to the City Attorney's approval, signed by the Mayor.

All Commissioners requested a copy of the contract.

10. MAY 2026 CHECK REGISTER (Informational Only)

COMMENTS:

11. DEPARTMENT HEADS' COMMENTS

Ms. Bailey discussed proposed additional budget workshops. The Commissioners noted that they preferred to discuss the budget during the regularly scheduled workshops and not schedule additional workshops at this time.

Mr. Rayan shared the following updates:

- Patriot Park- about to issue the notice to proceed.
- 10th Street and 8th Avenue turning lanes-met with CVS to discuss temporary construction easement.
- 10th Avenue Complete Streets Project- Kimley Horn is working on presentation to show Commission the preliminary design elements of the project.
- Taylor Park-Playground equipment has been erected. Sod is being placed.

Ms. Young provided an update on several beautification and community improvement initiatives. She highlighted the installation of new flags along 8th Avenue and 10th Avenue, as well as ongoing in-kind landscaping efforts in the area. Ms. Young discussed potential locations for new "Welcome to Palmetto" signs, including the north and south ends of the City. She also reported that staff has begun documenting businesses along 8th Avenue as part of a beautification initiative, which may include power washing, flowerpots, and addressing paint ordinance compliance. She announced that a CRAAB meeting is scheduled for July 16th to discuss tax incentives for Sutton Place and the Mosaic TIF, then it would be on a Workshop at the end of July or beginning of August. Ms. Young also provided an update on the MLK playground project, noting that construction is progressing well.

Mr. Barnebey noted that Sutton Place is now being referred to as Palmetto Place. He congratulated Harold Smith on running unopposed and congratulated Commissioner-Elect Rachel Kendzior. Mr. Barnebey reminded Commissioners that Form 1 filings are due July 1st. He also wished everyone a Happy Fourth of July.

12. MAYOR'S REPORT

Mayor West noted that each Commissioner had flags at their respective places that had been flown at City Hall. He thanked Amanda and Karl for their assistance with the project. Mayor West encouraged everyone to attend the Fourth of July event and requested that Commissioners arrive between 4:15 pm. and 4:30 pm. He announced the Patriot Park groundbreaking ceremony, scheduled for 9:00 a.m. at 14th Avenue. Mayor West provided an update regarding City Hall landscaping, which will be completed by the Vance Group. He also announced that beginning July 20th, new meeting times will be set for 6:15 p.m.

FDOT has called and they are running an event for a traveling museum. They would like to do this between 6th and 7th Street along 10th Avenue. He doesn't know the exact dates; he will have to get with Chief and Mr. Rayan to coordinate.

MOTION: Commissioner Cornwell moved to approve FDOT 2 semi traveling exhibition vehicles, off Sutton Park, between 7th and 6th Street with road closure, Commissioner Whitaker seconded, and the motion carried 4-0.

The Bradenton Area River Regatta has been utilized for the last 10 years as the name of the event. It has been voted on 5-0 every year. Commissioner Whitaker said he did some research and there hasn't been a name change for at least 9 years. Commissioner Smith said doesn't remember ever voting for it with that name.

MOTION: Commissioner Whitaker moved, Commissioner Cornwell seconded, and the motion carried 3-1 to move forward this year and talk to the organizer of the event about changing the name for next year.

13. COMMISSIONERS' COMMENTS

Commissioner Cornwell apologized to Rowena for not following up with staff to schedule an appointment and congratulated her on her new addition to the family.

She congratulated both the newly elected and returning Commissioners.

Commissioner Cornwell also expressed interest in developing a new City slogan that would create a stronger sense of place and help residents and visitors recognize when they are entering and leaving Palmetto.

Mr. Rayan thanked Mr. Freeman for coordinating the completion of the landscaping at City Hall.

Mr. Rayan announced that he would be out of the country on July 20th. He requested that anyone needing assistance before then contact him and stated that he would make an effort to call in for that meeting.

Mayor West adjourned the meeting at 9:00 pm.

MINUTES APPROVED: AUGUST 17, 2026

JAMES R. FREEMAN

JAMES R. FREEMAN
CITY CLERK