

Palmetto City Commission
May 21, 2007 4:00 p.m.

Elected Officials Present:

Larry Bustle, Mayor
Eric Ball, Vice Mayor (departed at 4:45 pm)
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner
Brian Williams, Commissioner

Staff and Others Present:

James R. Freeman, City Clerk
Michele Hall, Attorney
Chief Garry Lowe
Chris Lukowiak, Public Works Director
Tanya Lukowiak, CRA Executive Director
Diane Ponder, Deputy Clerk-Administration

Mayor Bustle called the meeting to order at 4:05 pm. A moment of Silence and appreciation was observed for overseas military personnel.

1. AGENDA APPROVAL

MOTION: Mr. Ball moved, Mrs. Lancaster seconded and motion carried 5-0 to approve the May 21, 2007 4:00 pm agenda.

2. SUMMER CAMP

Mrs. Lukowiak discussed the proposed facility rental agreement for Lamb Park that would allow a private entity to secure Lamb Park for recurring dates at a reasonable cost. The entity will then offer an eight-week summer camp comprised of morning tennis, lunch at Celebration Center and afternoon basketball sessions. The Parks Department will administer the student's registration fees and collect 20% of the total as the park rental fee to offset the City's maintenance fees.

Mrs. Lukowiak confirmed the City will perform background checks on all individuals who will be working with the children. Commission also discussed the need to reach out to local businesses for sponsorships to support children who may not be financially able to attend the camp.

Attorney Hall advised this summer camp offer was unsolicited by the City. The City will not be involved in the administration of the camps; the City is only leasing the park for Coastal Tennis & Sports' exclusive use.

Commission agreed to move the item forward to the 7:00 pm agenda.

3. RIDAN CELL TOWER LEASE

Mr. Freeman requested that Commission discuss the conceptual idea of Ridan Industries' proposal to lease 3,600 square feet at the wastewater treatment plant for the placement of a 160' monopole cell tower. Attorney Hall informed Commission the discussion was conceptual only, because the lease document included in the agenda is not what staff negotiated and agreed upon.

The term of the lease is for five years with five 5-year renewals. The rent will be \$30,000 per year with a 15% CPI increase every five years. Jones Edmunds has confirmed the tower will not interfere with the wastewater treatment plant's expansion, and the site can be constructed to provide separate entry from the plant.

Attorney Hall reviewed major issues that were in the lease agreement negotiated by staff, but deleted from the draft:

- Ridan Industries will be responsible for all tenants on the tower.
- The City will have space on the tower.
- The City's administrative turn around review time of the site plan

Commission discussed the draft lease, commenting on the following:

- Florida League of Cities current opinion on cell towers
- Concern with the potential 30-year term of the lease
- Commission should approve subleases
- Information on what lessees are willing to pay for space on a tower

Attorney Hall suggested that staff may advise Ridan Industries that Commission has commented on the draft lease provided and revert back to the original lease negotiated with the company. Staff will bring the topic back to Commission after addressing Commission's concerns.

In other business, Attorney Hall informed Commission the Council of Governments meeting is Wednesday, 3:00 pm at the Civic Center, where the large concepts for the school concurrency will be discussed. She further stated that if the City raises no objection at the meeting, it may be difficult to object at a later date. Mr. Lukowiak will distribute copies of the information prior to the meeting.

Mayor Bustle took the opportunity to discuss the Tampa Bay Reality Check meeting Mr. Ball and he attended; Jim Freeman and Ken Hawkins of the Planning Department attended the afternoon session.

Mayor Bustle also reported:

- The Joint Select Committee on Property Tax Reform is meeting in Tallahassee to develop language to go forward to the Special Session in June.

- The joint meeting with the School Board has been scheduled June 6, 2007 at 5:30 pm at Palmetto Elementary.

- Discussions have occurred with the department heads regarding the development of an initial budget that has alternatives for Commission to consider. Some property tax reduction guidelines Manatee County is considering is the reduction in public library hours and the reduction of the work week to 36 hours. Mayor Bustle stated different scenarios will be developed with accompanying assumptions to discuss reductions.

- The county commission will discuss the Snead Island Bridge reconfiguration May 22, 2007 at 1:30 pm. Mr. Lukowiak will attend the meeting.


- Council of Governments meeting is May 23, 2007 at 3:00 pm at the Civic Center. The school facility, school sighting, level of service and concurrency will be discussed. Mr. McClash has requested to be added to the agenda to discuss the boat ramp across from the Veteran's Park across from the hospital. Mayor Bustle discussed the chance to place a boat ramp at the end of 33rd Street. Staff was asked to determine if there is enough available land for a boat ramp on the east side of the river across from the Estuary Park.

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Mr. Lukowiak reported a complete American Water Works Association diagnostic evaluation of the Bernot water meter was performed which found that the meter is slow to the customer's advantage. The Bernot's now want the City to ship the meter to another company they have located for testing, but stated expenses will be their financial responsibility. Mr. Lukowiak voice reservations because he does not know the company. Commission voiced no objection to sending the meter to the Bernot's company.

Meeting adjourned at 5:45 pm.

Minutes approved: June 4, 2007


James R. Freeman
City Clerk