

Palmetto City Commission
July 21, 2008 4:00 PM

Elected Officials Present:

Larry Bustle, Mayor
Tambra Varnadore, Vice Mayor
Eric Ball, Commissioner
Tamara Cornwell, Commissioner
Mary Lancaster, 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
Bob Schmitt, Planning Supervisor/Zoning Administrator
Karen Simpson, Deputy Clerk-Finance
Diane Ponder, Deputy Clerk-Administration
Frank Woodward, Deputy Director Property Management & Engineering

Mayor Bustle called the meeting to order at 4:02 p.m., followed by a moment of silence for overseas military personnel and the Pledge of Allegiance.

1. AGENDA APPROVAL

MOTION: Ms. Cornwell moved, Mr. Williams seconded and motion carried 5-0 to approve the July 21, 2008 4:00 pm agenda.

2. DISCUSSION: CIP UPDATE AND ADDITIONS

Mr. Lukowiak reviewed the projects compiled this fiscal year to create a proposed FY 2009 Capital Improvement Plan (CIP) including annual projects, ongoing projects, additional projects and also notable projects to be considered and potential CRA funded projects. Accompanying the proposed CIP was a spreadsheet delineating the funding of the projects for a five year period ending 2013. The proposed CIP, including annual and ongoing projects and additional projects amounts to \$9,035,390. With outside funding of \$2,970,390 and the carry over of \$1.4 million from the FY 2008 CIP, it will cost approximately \$4.6 million to fund the proposed CIP. Mr. Lukowiak stated he is requesting Commission prioritize the projects so he will be able to compile the formal 2009 CIP for presentation at a later date.

Commission discussed the proposed CIP and suggested that the Downtown Utility Replacement Project under Additional Projects be funded by CRA; Mrs. Lukowiak concurred with the suggestion and will present it to her board. Mayor Bustle also commented that dredging should be reconsidered due to the volume of canals and how sites for dredging would be selected. He suggested the topic should be studied to determine the most need; staff suggested City resources could be used to locate potential funding, but the communities may need to be financially responsible.

Topics of discussion that require additional staff research are as follows:

- TMDL: Continue involvement with developers to assure wastewater is pretreated and the developer absorbs the cost.

- ARS Well: If DEP is requiring a greater depth of the test well, are they paying the additional cost; inquire if water may be withdrawn from the test well; inquire if other entities can be charged for disposing water into the City's ASR well.
- Reuse: Inquiry why the Hammocks and Sanctuary Cove have not been required to connect to the City reuse system and how both developments have been permitted by the Health Department for irrigation wells. Mr. Lukowiak commented on the benefits of Sanctuary Cove being able to utilize the well for newly installed landscaping; when the reuse system with Bradenton and Manatee County becomes operational they will connect. It was suggested that current City reuse can be pumped into the freshwater lake at Sanctuary Cove. Mr. Williams suggested a letter should be addressed to Sanctuary Cove regarding the use of wells when City ordinances prohibit that practice. Mr. Lukowiak spoke of pressure pumps he is researching to address reuse. Ms. Varnadore spoke of the ordinance's requirements prohibiting new wells within the city limits. Mr. Williams went so far as to suggest that permitting should be discontinued until the well issue is resolved. Mrs. Lukowiak stated the Hammock's well is not currently being used; staff is working with SWFWMD to determine if there is sufficient pressure should the well be turned back on; also looking at the feasibility of allowing a community well with a two-way pressurized valve that could supplement both entities reuse system. Mrs. Lukowiak described how this type of well would work, and the fact this type of system was suggested by SWFWMD, which may fund the construction of the system. Mr. Williams opined the Commission should be notified of happenings contrary to City ordinances.
- 10th St. & 14th Ave.: Continue efforts to get \$250,000 additional funding from MPO; confirm City and county jurisdiction on 10th Street and any financial assistance the county can provide.
- Dredging: Engineering for Jet Park and Tropic Isles. Mayor Bustle expressed concern and suggested the topic should be studied prior to beginning any dredging project; consider offering the City's resources provided the community bears the financial responsibility.

Debt service on the \$4.6 million would be approximately \$370,000 per year.

Mrs. Lukowiak confirmed CRA has no plans to issue additional debt. She also confirmed CRA could assume funding for the downtown Utility Replacement project.

Commission requested that staff determine what is occurring to the paving in the areas where the City cut through on 5th Street.

Mayor Bustle recessed the meeting for ten minutes. Mr. Ball departed the meeting during the recess.

Mayor Bustle reopened the meeting.

3. ANNEXATION AND UTILITY EXPANSION ANALYSIS

Mr. Lukowiak narrated a presentation demonstrating the cost-benefit analysis considered in the development review process. The analysis showed the utility expansion for US 301 and US 41 totaled \$3,955,641. After developer contributions of \$1,237,000 the net expenses to the City was \$2,718,641. Using a 4.5 millage rate, Mr. Lukowiak estimated that at build out the two projects would increase ad valorem tax revenue by \$5.8 million on an annual basis; debt service for the

US 41 and US 301 expansion and existing debt of \$14.3 million would be approximately \$350,000 per year; the total debt could be fully paid in 13 years. Mr. Lukowiak also discussed the fact that impact fees and user fees would pay toward the construction and the on-going expenses associated with expansion of the utility system.

4. DISCUSSION: VEOLIA WATER CONTRACT RENEWAL

Pursuant to the Veolia Water contract for the operation and maintenance of the wastewater treatment plan expiring December 31, 2008, the City must provide Veolia Water notice of its intent to renew the contract for an additional two-year period.

Mr. Lukowiak confirmed the contract contains an automatic CPI increase, thus no other amendments will be made, and no fuel adjustment is included. A 4% CPI increase has been included in the FY 2008-2009 budget.

Commission agreed to renew the contract for an additional two year period.

Meeting adjourned at 6:00 pm.

Minutes approved: August 4, 2008


James R. Freeman
City Clerk