

Palmetto City Commission
January 26, 2009 5:00 p.m.

Elected Officials Present:

Shirley Bryant, Mayor
Brian Williams, Vice Mayor
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner

Elected Officials Absent:

Alan Zirkelbach, Commissioner

Staff Present:

James R. Freeman, City Clerk
Garry Lowe, Chief of Police
Allen Tusing, Interim Public Works Director
Mark Barnebey, Interim City Attorney
Tom McCollum, Interim City Planner
Deanna Roberts, Administrative Assistant

Mayor Bryant called the meeting to order at 5:03 p.m. A moment of silence was observed, followed by the Pledge of Allegiance.

1. AGENDA APPROVAL

MOTION: Commissioner Williams moved and Commissioner Cornwell seconded a motion to approve the agenda with the removal of item 2, 7th Street Cottages, for lack of information.

Discussion: Mr. Tusing and Mr. Freeman said the information requested from the developer to be included in the packet was never provided. Mr. McCollum, Interim Planner, said he had spoken to the developer and asked for a presentation which they have prepared for this workshop. Commissioner Varnadore thought the presentation was appropriate, but asked that it come back to another workshop with hard copies of the presentation provided to Commission in advance of the meeting.

Commissioner Cornwell removed her second of the motion.

MOTION: Commissioner Williams moved, Commissioner Cornwell seconded and motion carried unanimously to approve the agenda as presented.

2. PRESENTATION: 7TH STREET COTTAGES

Walt Smith, OMC Surveying and Mapping, 609 33rd Street Court West, Bradenton, Florida, representing the developers Jonathan Shute and Charles Palmer, handed out a hard copy of the presentation he would be making to the Commissioners.

Mr. Smith reviewed the history and background of the project and of cottage communities in general. He said the initial concept was met with positive comments from the City. The Development Review Committee (DRC) asked that the project be reduced by one unit and that the side street parking be improved for safety. They submitted a revised General Development Plan (GDP) to the DRC and the Planning and Zoning Commission (P&Z). P&Z approved the plan on October 13, 2008, with stipulations. Parallel parking was removed from the side street onto the property; the landscaping has been

substantially enhanced around each cottage and the landscaping on the buffers on the south and east property lines has been increased to create a better buffer. The staff report was included for review. He expressed his belief that the project supports the Downtown Development Guidelines, offers affordable housing and will create economic stimulus in the downtown area.

In answer to Commissioner Lancaster's questions Mr. Smith said the visibility triangle at the site is clear, and the cost of the units range from \$175,000 - \$190,000.

Commissioner Williams expressed concern that some of the parking still remains on the City right-of-way; all parking should be retained on the property. He asked if there would be a Homeowner's Association. Mr. Smith said yes. The developer, Jonathan Shute, interjected that the fees will be low, and the project is designed for very low maintenance. He assured Mr. Williams that there would be a warranty on the plant material.

Commissioner Varnadore commented that she loved the concept but had reservations about the parking and the size of the parcel. She asked for a hard copy of the current GDP, and would like this to come to another workshop.

Commissioner Cornwell expressed concern about giving up the right-of-way, and hesitation about street parking.

It was decided to bring this item back to a future workshop.

3. DISCUSSION: VERIZON CELL TOWER

Mike Nuckols, Site Acquisition Consultant to Verizon Wireless, gave an update on the Hidden Lake site for the proposed cell tower. There is a need for a cell tower in the vicinity of the fairgrounds. There is no existing structure with the height needed that can be utilized in that area. The current proposal calls for a 150 foot camouflaged flagpole tower at Hidden Lake Park.

At this point, a location within the park must be agreed upon and a Phase 1 environmental report must be done as well as a title search, new property survey, a detailed engineering plan, etc. all part of the due diligence.

Mr. Nuckols introduced other Verizon staff present to answer questions: Jan Lopilato, Real Estate Manager for Southwest Florida, Mark Bahn, Radio Frequency Engineer and Chris Lee, Construction Manager for Southwest Florida.

Mr. Freeman told Commission that once the site has been approved by Commission, staff will begin negotiations with Verizon on the terms of the agreement.

Commissioner Cornwell had a few comments and questions regarding the cell tower. She asked if this had been reviewed as far as the City's tower regulations. The city attorney said he had not yet reviewed the proposed agreement. She asked if the Florida League of Cities Telecommunications Committee had been contacted to find out the parameters for towers and the building of new towers. Mr. Freeman said they had not, but he will contact them. She asked who would be responsible for flag maintenance, and added that Number 20 on page 6 of the proposed agreement (Assignment) needs to be reviewed; and, as far as she is concerned, the property must go back to the original condition if it is sold.

Mr. Nuckols informed Commission that Option 1 in the packet meets all the City of Palmetto requirements. He will add language in the lease on flag maintenance, and Verizon does not sell its sites but keeps them all in their network. They do lease space for collocation and Commissioner Cornwell asked that that be reviewed. Mr. Nuckols said a tank and a generator are self-contained in the shelter and would only be used in the event of a hurricane.

Commissioner Williams opined that the tower is needed, and it will provide revenue to the City. He asked if there is insurance in the event of a disaster. Ms. Lopilato said Verizon's insurance will cover damages, but the shelter is designed so that no leak can occur on the property. He said he would like to receive a percentage of what Verizon gets on renting the collocations, and more than \$12,000 per year for the lease of the site.

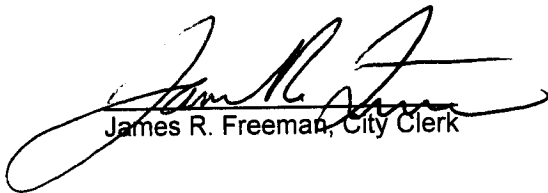
Mr. Barnebey said the terms of the agreement need to be reviewed. Mr. Freeman reiterated that the proposed agreement was just a starting point and was included in the agenda to generate questions from the Commission. He asked if there was a consensus to continue working with Verizon on the site, and with Mr. Barnebey and Verizon's legal team on the lease. Mrs. Varnadore said she is not ready to move forward as she has not had a chance to comment, and Commissioner Cornwell had asked for feedback on her questions. Mr. Freeman said he will schedule both items on tonight's agenda to a future workshop. Mr. Nuckols said his due diligence will take three or four months to determine if this is even a viable site. Mayor Bryant said she would like to see this come back to the February 2, 2009 workshop so the Commissioners can get responses to their concerns. Mr. Freeman said he will try and get answers to questions and/or schedule it for the February 2 or February 23, 2009 workshop.

4. LOCAL PREFERENCE

Mayor Bryant asked the Commissioners to email her with feedback on the information provided on this agenda item.

The meeting was adjourned at 6:15 p.m.

Minutes approved: February 23, 2009



James R. Freeman, City Clerk

Palmetto City Commission
February 2, 2009 5:00 p.m.

Elected Officials Present:

Shirley Bryant, Mayor
Brian Williams, Vice Mayor
Tamara Cornwell, Commissioner
Mary Lancaster, Commissioner
Tambra Varnadore, Commissioner
Alan Zirkelbach, Commissioner

Staff Present:

Mark Barnebey, Interim City Attorney
James R. Freeman, City Clerk
Tanya Lukowiak, CRA Director
Garry Lowe, Chief of Police
Allen Tusing, Interim Public Works Director
Diane Ponder, Deputy Clerk-Administration

Mayor Bryant called the meeting to order at 5:00 pm. A moment of silence was observed, followed by the Pledge of Allegiance.

1. PRESENTATION: TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY

Tampa Bay Area Regional Transportation Authority (TBARTA) representatives Kathryn Ortega and Brian Bollas gave a brief update on the findings of the Regional Master Plan that TBARTA has completed to improve traffic congestion and improve mobility in a seven county region including Manatee County.

2. PRESENTATION: CENTRAL ECONOMIC DEVELOPMENT CENTER (CEDC)


Allison Hewitt, Executive Director of the CEDC, reviewed items listed on the January 14, 2009 invoice for delivery of economic development services. Ms. Hewitt explained that action has not been taken on the planned services for January, February and March, as she is awaiting Commission approval of materials. She discussed the results of the services provided the last quarter of 2008.

Commission held a general discussion concerning some of the reviewed topics. Commission requested the following additional information:

1. Additional information on the Community Housing Development Organization (CHDO)
2. Plans on how the community can be made aware of the services provided by CEDC
3. Counseled individuals to be sorted by address, retaining only City of Palmetto residents

Meeting adjourned at 6:05 pm.

Minutes approved: February 23, 2009


James R. Freeman
City Clerk