

**CITY OF PALMETTO  
CITY COMMISSION WORKSHOP MEETING  
September 10, 2012  
4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor  
Brian Williams, Vice Mayor, Commissioner, Ward 3  
Tamara Cornwell, Commissioner-at-Large 2  
Charles Smith, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2—Entered the meeting at 4:42 p.m.  
Alan Zirkelbach, Commissioner-at-Large 1

Staff Present

Mark Barnebey, City Attorney  
Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Allen Tusing, Public Works Director  
Karen Simpson, Finance Director  
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 4:31 p.m.

1. SMALL SCALE PLAN AMENDMENT FOR REGATTA POINTE

Jeff Burton gave a presentation on the small scale plan amendment for Regatta Pointe. This presentation is attached to and made a part of these minutes. Mr. Burton explained that, by initiating the small scale plan amendment, more incentives will be available to these properties. He noted that all properties surrounding Regatta Pointe, excluding the parking lot across the street, are already in the Downtown Commercial Core (DCOMC) plan category. The dock and water will remain in the Public Use category.

Ms. Cornwell requested that she be provided a spreadsheet to show the difference between the Public Use (PU) plan category and the DCOMC category.

Attorney Barnebey explained that in order to move from the PU category to the DCOMC category there are a number of things that have to be looked at including the lease on the Regatta Pointe property.

Mayor Bryant requested that Jeff Burton email the Commissioners a copy of the power point presentation. Commissioners Williams and Varnadore requested a hard copy be given to them.

Commissioner Williams would like to see where the downtown development guidelines would fit into the DCOMC category. He requested a list of the pros and cons for moving this property from a PU category to a DCOMC category.

Discussion ensued regarding the incentives that the CRA can provide. Mr. Burton informed Commission that the CRA does not have any incentives for any property in the PU category.

Attorney Barnebey cited Florida State Statute 163.370 which discusses what projects may not be paid for or financed by increment revenues. He stated that the only restrictions to incentives right now are the current CRA guidelines. The current guidelines do not have any incentives for properties in the PU category.

Commissioner Williams stated that this property was once in the DCOMC category. When the City was doing the Comprehensive Plan, Commission was told that this property would be better in the PU category because it is owned by the City. He requested more information as to why this suggestion was made when now the request is to change the property back to this DCOMC category.

The consensus of the Commission was to have more information provided to them regarding this small scale plan amendment.

## 2. FY 2013-2017 CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Freeman discussed the three changes that have been made to the CIP since it was presented to Commission at the August 20 workshop meeting. Those changes were:

- Citywide Enterprise Software is now funded through General Government Impact Fees and fund balance. A capital lease was initially proposed.
- Funding for WWTP Upgrades was reduced by \$24,000.
- Funding for Lift Station Upgrades was changed from current revenues to fund balance.

Commissioner Varnadore asked if an assessment has been done as to the cost to each homeowner for the 13<sup>th</sup> Avenue 7<sup>th</sup> to 8<sup>th</sup> Street Road Improvement Project. Mr. Tusing explained that the process hasn't been started on that. The City would have to send letters out to all the homeowners and hold public hearings. There is \$188,965 total budgeted for this project with the cost to the City being \$62,900.

Regarding the Citywide Enterprise Software, Ms. Simpson explained that the estimated cost is \$350,000 with \$175,000 to come from General Fund/Fund Balance, \$100,000 to come from General Government Impact Fees and \$75,000 coming out of Water and Sewer Fund Balance.

Discussion ensued regarding the lift station upgrades. The \$24,000 will pay for upgrades to all lift stations in the City.

Mayor Bryant adjourned the meeting at 5:54 p.m.

Minutes approved: September 24, 2012

*James R. Freeman*

James R. Freeman  
City Clerk