

**CITY COMMISSION WORKSHOP MEETING
JANUARY 28, 2013
4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2—(Arrived at 4:38 p.m.)
Tamara Cornwell, Commissioner-at-Large 2—(Arrived at 5:25 p.m.)
Jonathan Davis, Commissioner-at-Large 1
Charles Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

Staff Present:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Allen Tusing, Public Works Director
Javier Vargas, Public Works Superintendent
Bill Strollo, Code Enforcement Director
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 4:30 p.m.

Mayor Bryant moved the Comprehensive Annual Financial Report (CAFR) Award presentation before the first item on the agenda.

PRESENTATION: CAFR AWARD for the fiscal year ending 2012. Mr. Freeman recognized Karen Simpson and her staff, Donna Gross, Nixa Haisley, Cheryl Miller, Matt Misco, and Pam Simmons.

1. DISCUSSION: Open Storage

Mayor Bryant stated that the goal of this discussion is to review and obtain input from Commission regarding the current ordinance and determine what changes should be made. She asked that Commission prioritize what problems exist within the CRA district and submit them to Mr. Freeman.

Mr. Freeman read from the current ordinance the definition of open storage and junkyard. A copy of this ordinance is viewable on the City's website. He is requesting direction from Commission on whether the current definition should be modified. Currently the code allows for open storage only within the Commercial Heavy Industrial (CHI) zoning district and only with a conditional use permit. Staff would like direction on if the zoning district should be modified to include other districts within the City.

Code Enforcement Director Bill Strollo displayed pictures of businesses throughout the City that have open storage on their property. A copy of these pictures are attached to and made a part of these minutes.

Mr. Strollo requested direction from Commission on the proper way to handle commercial businesses that have open storage. Commissioner Williams would like to see the business owners attend a town meeting to discuss how Commission could help them clean up their open storage without a severe impact on their business. Mayor Bryant would like to see cooperation between the City and the business owners in cleaning up their properties.

Discussion ensued regarding parking being used for open storage. Attorney Barnebey stated that the City Planner needs to be looking at the site plan to see if the business is still in compliance if most of the parking is being used for storage.

Commissioner Smith stated that he would like to see open car lifts addressed in the code.

Commissioner Varnadore would like to see businesses categorized to show what will be allowable and what will not. She opined that the zoning might have to be changed for some businesses.

Commissioner Williams would like the City to address the commercial zoning districts first, then work on residential zones.

Commissioner Smith would like to see PODS looked at in the residential neighborhoods.

Commissioner Varnadore opined that staff needs to ask more questions when businesses come in for business tax licenses. City Planner Lorraine Lyn stated that when businesses come with their site plan, they do not show outside storage. The opinion of Commission is that open storage should be shown on their site plan. Mayor Bryant stated that site plans need to be looked at for these businesses to make sure they are still in compliance with parking if they have open storage.

Commissioner Williams would like to see ordinances from other cities regarding open storage.

Mr. Strollo stated that some of the definitions need to be revised, and he is requesting direction on what exactly open storage is.

Commissioner Cornwell departed the meeting at 5:35 p.m.

Commissioner Williams would like staff to send out an invitation to these businesses to come and speak with Commission about the storage problems. Attorney Barnebey stated this can be done during a workshop meeting. Mr. Freeman said that he'll reach out to businesses and put this on a workshop agenda in the next month or two.

Commissioner Cornwell returned to the meeting at 5:40 p.m.

2. DISCUSSION: Utility Rate Study

Mr. Freeman stated that the City received quotes on a rate study for water, reclaimed water, and sewer. The quotes ranged from \$24,900 to \$37,300. The last time the City completed a rate study for water was in 2004, and 2007 was the last time a study was done on sewer. The rate study is performed to look at growth and projects in the City. Staff is proposing the City use Burton and Associates to do the study for \$24,975, which is currently budgeted.

Javier Vargas, Public Works Superintendent, displayed a chart from the study in 2004 along with a graph comparing other municipalities' water rates to the City of Palmetto. A copy of the charts are attached to and made a part of these minutes. Commissioner Williams requested a copy of the 2004 rate study.

Commissioner Williams questioned task six of the consultant's scope of services. Mr. Vargas stated that if Commission would like staff to make the presentation to Commission that can be done, but he prefers the consultant come and present with their models to Commission. The consultant will be better able to answer any questions Commission might have about the study.

In regard to task seven, assist with the development of ordinances/resolutions and participate in public hearing for adoption, Mr. Freeman stated that staff can develop the ordinances/resolutions and the consultant can present the study to Commission.

This item is on the 7:00 p.m. agenda for Commission approval.

Mayor Bryant adjourned the meeting at 6:03 p.m.

Minutes approved: February 18, 2013

James R. Freeman

James R. Freeman
City Clerk