

**CITY OF PALMETTO
CITY COMMISSION WORKSHOP MEETING
April 1, 2013
4:30 PM**

Elected Officials Present

Shirley Groover Bryant, Mayor
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2
Tamara Cornwell, Commissioner-at-Large 2
Jonathan Davis, Commissioner-at-Large 1
Charles Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

Staff Present:

Mark Barnebey, City Attorney
Jeff Burton, CRA Director
Jim Freeman, City Clerk
Scott Rudacille, Chief Assistant City Attorney—(Entered the meeting at 5:22 p.m.)
Allen Tusing, Public Works Director
Rick Wells, Chief of Police
Amber Foley, Assistant City Clerk

Mayor Bryant called the meeting to order at 4:32 p.m.

1. HOUSING AUTHORITY DISCUSSION

Karen Jackson-Sims, Deputy Regional Administrator for the U.S. Department of Housing and Urban Development (HUD), Southeast Region, discussed four options the City could use to provide affordable housing.

- Option #1 is a grant awarded from the State of Florida Small Cities Funding. The maximum grant awarded is \$750,000. Grants are awarded twice per year.
- Option #2 is the U.S. HUD Program
- Option #3 is public housing. The City has the option to allow the Manatee County Housing Authority to administer their programs within City boundaries. HUD encourages small communities to leverage resources, work together, and, where possible, consolidate housing authorities for cost savings.
- Option #4 is to establish and fund local initiatives. The City could encourage private development and implement incentives for the private sector or non-profit community to develop affordable housing.

Ms. Sims gave a PowerPoint presentation on the above options. A copy of the presentation is attached to and made a part of these minutes.

Mayor Bryant would like to see a housing study performed to establish what the City's needs are.

Commissioner Smith expressed his concerns on the City Commission using funding as an issue to not appoint a Housing Authority Board.

Ms. Sims suggested that the City use the Shimberg Center at the University of Florida to have them show what the housing conditions are here. There is no cost to have them prepare this report.

Attorney Barnebey left the meeting at 5:19 p.m.

Commissioner Varnadore questioned if the four options discussed tonight were available to the City of Palmetto or only to a Housing Authority. Ms. Sims stated that all four options are available to the City.

Ms. Sims stated that a Housing Authority Board is its own political entity and does not report to the City. It even has the power to vote to disband.

Commissioner Varnadore asked about land banks mention under Option #4. Ms. Sims explained that a land bank is made up of excess land identified by the City and made available to the development community for affordable housing.

Ms. Sims informed Commission that she knows of some communities that have put money into their Housing Authorities, but she does not know of any that have fully funded them.

Attorney Rudacille explained to Commission that they are to move forward reasonably to establish a Housing Authority Board. It will then be upon that Board to establish how they will proceed with funding. There are no requirements that say the City has to fund the Housing Authority.

Mr. Burton stated he will contact the Shimberg Center to have them perform a housing condition report.

2. TELEMETRY METER DISCUSSION

Mr. Freeman introduced Adam Corwin of Utility Metering Solutions, and Jeff Kimbrough of Sunstate Meter and Supply, who came to discuss the installation of the telemetry meters. This item is being carried forward to the 7:00 p.m. meeting for contract approval. Being presented tonight is staff's best estimate on what it will cost to purchase and install the equipment.

Mr. Corwin gave a PowerPoint presentation on the Feasibility of Expedited Completion of Neptune AMR Deployment. A copy of this presentation is attached to and made a part of these minutes.

Mr. Corwin said that this project should be completed by October 31, 2013.

Commissioner Williams departed the meeting at 5:55 p.m.

Commissioner Williams returned to the meeting at 5:56 p.m.

Discussion ensued regarding the savings on sewer charges. Mr. Freeman explained that the 2-5 percent increase in revenue is for the total of water and sewer charges.

Commissioner Williams asked what the charges were per meter 6-7 years ago versus what is currently being charged. Mr. Kimbrough stated that in 2007 the City of Palmetto did a review of the meter technology and chose Neptune R900i technology. Prior to that, the City was buying the basic touch read meter at \$70.00 per meter. The new wireless meter, which is integrated with a backflow preventer, is approximately \$185.00 per meter. Commissioner Williams is not in favor of the cost for this project.

Mr. Freeman explained that these meters are more efficient, allowing the meter readers to read the entire City in about two days as opposed to the current six-day time frame. Because of that, he may reassign a meter reader to another position. Currently there is one vacant meter reader position that will not be filled if the City implements this new technology.

Commissioner Cornwell left the meeting at 6:10 p.m.

Mayor Bryant adjourned the meeting at 6:11 p.m.

Minutes approved: April 15, 2013

James R. Freeman

James R. Freeman
City Clerk