

CITY OF PALMETTO
CITY COMMISSION WORKSHOP MEETING
December 2, 2019
4:30 PM

ELECTED OFFICIALS PRESENT:

Shirley Groover Bryant, Mayor

Tamara Cornwell, Vice Mayor, Commissioner-at-Large 2—(Entered the meeting at 4:45 p.m.)

Jonathan Davis, Commissioner-at-Large 1

Harold Smith, Commissioner, Ward 1

Tambra Varnadore, Commissioner, Ward 2

Brian Williams, Commissioner Ward 3

STAFF PRESENT:

Mark Barnebey, City Attorney

Jeff Burton, CRA Director

Jim Freeman, City Clerk

Allen Tusing, Public Works Director

Scott Tyler, Chief of Police

Amber LaRowe, Assistant City Clerk

Mayor Bryant opened the meeting at 4:30 p.m.

1. LINCOLN PARK POOL DISCUSSION

This item is on for action at both the 7:00 p.m. Meeting and the CRA Board Meeting. Items to discuss include:

- ❖ What is the intent of the City in regards to the donation of the land; just the site the Pool is to be built upon or the entire Lincoln Park property?
- ❖ How does the City/CRA intend to address the 1 percent interest rate?
- ❖ Will the City agree to have the property surveyed in conjunction with the construction of the pool in regards to the actual amount of land to be deeded over to the County?

Mayor Bryant discussed the items as presented in the Agenda packet. Manatee County chose Option 1 for the amenities and layout as they are the operators of the Pool. The layout is in such a way that amenities such as parking, pool with slide, and shade structures can be added in the future. The design schedule for the Pool is also attached in the Agenda materials.

Commissioner Varnadore is happy with the design and would like to see that bid alternate items for parking and shade structures are added. She understands that the bid alternates may not be able to become incorporated into the plan until costs are determined, but wants to make sure that these items are included as soon as possible as, in her opinion, they are necessities for the overall function of the pool and visitors that come. Mrs. Varnadore posed the following questions:

- What is the value of the land to be donated?
- Will the donation of the land take over for the one percent interest rate so that the City/CRA will not have to contribute that percentage?
- Is the County agreeable to the time of 10 years for the money to be paid for the Pool?
- What are the terms for the agreement?

Attorney Barnebey stated that, after tonight's meeting where action is to be taken, then he will have more information to bring to the County and obtain answers to the above questions.

Commissioner Williams would like to know when the County plans to include the bid alternates because he opined that shade will be needed for more people and the more people that come there will need to be more parking. The slide and the plunge pool can be built later. In regards to the donation of the land, he would prefer to give the entire Lincoln Park parcel to the County and include stipulations in the agreement that allow the City use of the Park for certain City/CRA events.

Commissioner Smith would like to know what information has been provided from Manatee County. He is not in favor of giving the entire land to the County. In regards to parking, he opined that the County will provide ample parking; therefore, the City should not worry about parking.

Commissioner Cornwell is concerned about amenities like restrooms, chairs, shade. She would like to make sure that those types of items are taken care of before the project is complete. Mrs. Cornwell discussed alternate A, lesson/plunge pool. She wants to make sure that without that alternate being installed immediately the two other pools are useful for lessons.

Commissioner Davis is pleased with Option One as presented in the Agenda. He would prefer to donate just the land where the Pool is to be built to the County. Mr. Davis understand if the City/CRA has to pay the one percent interest rate.

The Commission agreed that the meeting on December 17th with the County can be cancelled after tonight's discussion and action items.

Commissioner Williams would like to know what the costs would be for all of the bid alternates so that everything can be completed now.

2. POLICE DEPARTMENT SITE DISCUSSION

Mr. Freeman called Fred Rambo, Architects Design Group, architect for the Police Department.

Chief Tyler made a presentation to the Commission regarding the Police Department site and the CSX property to the north. A copy of the presentation is made a part of the minutes.

Option 1 was presented to keep the layout the same and purchase the CSX property on the north. The advantages include solving of the existing issue with 9th Street, improves the vacant land to the north, and provides potential east/west connector for the trail. The disadvantages include additional money, potential restrictions on the CSX property, and more costs to perform environmental analysis and cleanup of site.

Option 2 was presented to keep the layout in the same position on the parcel and provide an entrance and exit off of 10th Avenue West. The advantage includes no additional cost for the CSX property to the north and the City can still preserve the remaining parcel for redevelopment. The disadvantage to this is that the 9th Street road issue still remains unresolved.

The projected budget for the Police Department construction is approximately \$9.1M. Mr. Freeman discussed the ways to fund the construction that include the half-cent sales tax funds and the sale of the existing Police Department parcel along with other properties that the City owns. Mr. Freeman identified the use of impact fees and the reallocation of other funds within the half-cent sales tax project list.

Mr. Burton discussed the risk mitigation of the CSX property. As part of the due diligence if the property is purchased, the CRA can perform a non-invasive environmental assessment. If the City were to use the property for recreational use, the standards for cleanup are “lower” than that if it were used for business or residential. Mr. Burton provided ideas for low impact design and solar lighting. He also noted this property allows for the value swap scenario for the federal grant that was given to the Riverside parcel in 1983. By purchasing this property, the recreational use associated with Riverside can be transferred to this property and the property at Riverside can be used, sold, leased, etc. as desired by the Commission/CRA Board.

Attorney Barnebey stated that an amended agreement with CSX is attached in the Agenda. Changes have been made to Section 6.3, Section 13.6, and Section 21 as shown. The recreational use restrictions shall be released if the environmental cleanup is performed. There is no extension allowed for the due diligence without payment of \$12,000. If the Commission moves forward, a non-refundable deposit in the amount of \$31,250 will need to be made.

In regards to how long to remediate the property, Mr. Burton stated that it will take approximately 2-3 years.

Commissioner Smith asked where the City intends to get the money from to build the Police Department. Mr. Freeman stated that a little over \$6M has been allocated in the half-cent sales tax fund. The remaining money can be used from impact fees, the sale of City owned property and reallocation of money in the half-cent sales tax fund.

Remaining discussion will be had regarding this item at the 7:00 p.m. meeting.

Mayor Bryant adjourned the meeting at 6:04 p.m.

MINUTES APPROVED: December 16, 2019

Jim Freeman

JAMES R. FREEMAN, CITY CLERK