

**City Commission Workshop Meeting**

**September 28, 2020**

**4:30 p.m.**

This Commission Meeting was conducted utilizing Communications Media Technology in accordance with the Governor's Executive Order. Some Elected Officials and Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Shirley Groover Bryant, Mayor

Harold Smith, Commissioner, Ward 1

Jonathan Davis, Commissioner-at-Large 1

**ELECTED OFFICIALS PRESENT ELECTRONICALLY:**

Tambra Varnadore, Vice Mayor, Commissioner, Ward 2

Tamara Cornwell, Commissioner-at-Large 2 (entered the meeting at 5:05 p.m.)

Brian Williams, Commissioner, Ward 3

**STAFF PRESENT IN CHAMBERS:**

Karla Owens, Development Services Director

Matthew Misco, Senior Accountant

Mohammed Rayan, Public Works Director

Scott Tyler, Chief of Police

Penny Johnston, Executive Assistant

Vanessa Cochran, Assistant City Clerk

**STAFF PRESENT ELECTRONICALLY:**

Jim Freeman, City Clerk

Mark Barnebey, City Attorney

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:31 p.m.

**1. MANATEECOUNTYINTERLOCALAGREEMENT-LINCOLNPARKPOOL(M. Barnebey)**

Attorney Barnebey gave an update on the Lincoln Park Pool Project and stated that the project will be brought back to the City Commission Meeting on October 5<sup>th</sup>, and the presentation is a part of the minutes. The estimated development cost of the project is at least 7.1 million dollars, and the Community Redevelopment Agency (CRA) will contribute 28%, which is approximately a little over 2 million dollars, and the City will convey 4.5 acres of land to the project for the pool and parking to the County. Attorney Barnebey added that the CRA's payments will be made annually of just a little over 200,000 thousand dollars over a ten year period. Attorney Barnebey added that the County will design and construct the additional parking that is consistent with Exhibit A, which is included in the minutes. If the construction doesn't begin by October 1, 2021, the City and CRA may terminate the Interlocal Agreement for the portion of the Lincoln Park property remaining under City's ownership. Also, if the County stops operating the pool, the City and CRA are entitled to a prorated refund of money paid.

Mayor Bryant asked the Commissioners if there were any questions.

Commissioner Smith asked what will be the construction start date.

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Mayor Bryant responded that the construction will start late December 2020 or perhaps January 2021, and once the exact date is given, it will be shared with the Board.

Commissioner Williams suggested that the value amount of the donated land should be included in the agreement because it can be referenced in future City Interlocal Agreements.

Attorney Barnebey stated that the value will be listed in the agenda memorandum for the next meeting on Monday. And, based on the property appraisal, we have the value amount of the donated land.

Commissioner Williams expressed that he is concerned about why there isn't a Lincoln Park Pool drawing of the actual design.

Mayor Bryant stated that they have incorporated all the amenities that the Commission discussed and beyond.

Commissioner Varnadore stated that it is a straight forward agreement, and she agrees with Commissioner Williams regarding the Lincoln Park Pool drawing, but it could be added at a later date when the project is ready to be finalized.

Mayor Bryant asked if there were any other concerns or questions. There were none.

### 1. 5 YEAR CAPITAL IMPROVEMENT PLAN (CIP) (J. Freeman)

Mr. Freeman, City Clerk (CC), expressed that the Lincoln Park Agreement will be on both agendas for the CRA Meeting and the City Commission Meeting for approval a week from today on Monday. He stated that the projects and funding for the 5 Year Capital Improvement Plan (CIP) includes projects completed this year, projects scheduled for next year, and projects scheduled for 2, 3, 4, and 5 years. He stated that Matt Misco, Senior Accountant, will discuss the completed current projects, and Mr. Moe Rayan, Public Works Director, will discuss next year's projects, and the remaining 4 years' projects.

Mr. Misco, Senior Accountant (SA), discussed the details of the Fiscal Year 2020 Capital Improvement Program (CIP), which is a part of the minutes. He commented that to develop next year's CIP, the existing projects' available balance is verified, and the amount is rolled forward. Also, this report was generated last Wednesday, so any invoices to be paid in the next week and months, especially regarding large projects, will be adjusted according. Mr. Misco stated that 3.5 million dollars can be rolled forward into the Fiscal Year 2021 CPI Budget, and 1.5 million is related to the Economic Grant.

Mayor Bryant asked Commissioners if there were any questions.

Commissioner Williams inquired about where the different subsystems are located regarding the projects that were completed. Mr. Freeman responded that subsystem #4 is the CDBG Project that was recently completed. The area is between 10<sup>th</sup> Avenue and 13<sup>th</sup> Avenue between 10<sup>th</sup> Street and 17<sup>th</sup> Street just east of the fairgrounds and south of the high school. The work completed was related to water, sewer, reclaim water, sidewalks, and some Pavement.

Mr. Rayan, Public Works Director (PWD), commented that he is hoping to obtain funding through a grant or allocated funds for a new Public Works Building because it is deteriorating.

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Mr. Freeman responded that the City applied for a grant that were special funds set aside by the State in excess of 4 million dollars for a Public Works Building and is waiting for funding.

Mr. Freeman, CC, discussed the Ward 1 Phase III grant the City applied for to the State in the amount of 3 or 4 million dollars. He added that in the coming months, we will find out if we will received funding.

Mayor Bryant commended the staff on working diligently on getting the grants done.

Mr. Freeman added that the 3<sup>rd</sup> grant, that is not shown, was submitted for the Police Department Building (PD) in the amount of approximately 9 million dollars, and we are waiting for funding. However, we are seeking funding for the PD if we get the grant or not.

Mayor Bryant asked if the Commissioners have any questions.

Mr. Misco, SA, pointed out that there are 2 errors on the 2021-2025 Capital Improvement Plan Attachment A and the corrections are as follow.

- 7<sup>th</sup> Street Extension should be 1.5 million grant funding.
- 23<sup>rd</sup> Street Realignment should have no request for funding this year. However, in 2022, 1 million will be funded that will consist of road and bridge fund impact fees, 1/2 cents dollars, and road and bridge fund balance.

Mr. Freeman stated that the purpose tonight was to review, and if the Commissioners have no objections, at the second meeting in October to propose an adoption via resolution.

Mayor Bryant asked Commissioners if they had any concerns or questions. There were no objections.

Mr. Freeman expressed that it is planned to adopt via resolution the Capital Improvement Plan (CIP) at the 2nd meeting in October. He also stated that the 1/2 cents sales tax money be scheduled at the Commission Workshop Meeting in October to discuss, and schedule a future meeting to adopt via resolution.

Penny Johnston, Executive Assistant, reminded the Board about the Manatee County Attorney's Office Local Government Law Webinar on Wednesday, September 30, 2020, from 8:30 a.m. to 12:30 p.m., and asked if they wanted to sign up for it.

Mayor Bryant adjourned the meeting at 5:20 p.m.

MINUTES APPROVED: OCTOBER 19, 2020

*JAMES R. FREEMAN*

JAMES R. FREEMAN

CITY CLERK