

CITY COMMISSION WORKSHOP MEETING

November 1, 2021

4:30 pm

This Commission Meeting was conducted utilizing Communications Media Technology. Some 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
Brian Williams, Vice Mayor, Commissioner, Ward 3 (Not Present)
Sheldon Jones, Commissioner-at-Large 1
Harold Smith, Commissioner, Ward 1
Tambra Varnadore, Commissioner, Ward 2
Tamara Cornwell, Commissioner-at-Large 2

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney (Entered the meeting at 4:35 p.m.)
Mohammed Rayan, Public Works Director
Kera Hill, Planning Analyst
Scott Tyler, Chief of Police
Jim Freeman, City Clerk
Jeff Burton, CRA Director
Xaiver Colon, Assistant CRA Director
Penny Johnston, Executive Assistant
Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

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

1. DOWNTOWN BOAT PARKING ALTERNATIVES (J. Burton)

Mr. Colon, Assistant CRA Director, gave a presentation on boat parking spaces at Riverside Drive. A copy of the presentation is a part of the minutes.

He discussed the comments that were made at the October 4, 2021 CRA Board Meeting regarding the boat trailer parking spaces size for smaller boats versus larger boats, and the complications backing into these spaces.

Mr. Colon provided a graph of the Costal High Hazard Area (CHHA) on the property that is below the elevation of a category 1 storm surge and commented that the City's current code allows only 10 units per acre. To keep the property marketable, he proposed to move the density to the north side of the parcel and design around the CHHA, which will allow boat parking and parking for any development.

At the conclusion of his presentation, he discussed possible options the Board could choose from that addresses the development of the Riverside property.

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The Board commented on the below subjects and received responses from Mr. Colon and Mr. Burton.

- Stormwater vault price and maintenance requirement
- Paid parking layout
- Boat parking spaces size
- Multi-family/commercial accessibility
- Downtown design code pertaining to flood zones
- Car parking versus boat parking
- Traffic concerns

Mayor Bryant reiterated the funding and the goals for 10th Avenue improvements. She mentioned the Florida Department of Transportation (FDOT) segments of a multi-modal economical corridor and the State Revolving Funding loan.

After the Board was provided with details, they favored option 1A and requested staff to provide additional information to discuss possible residential and commercial dwellings availabilities onsite and traffic information for a future Workshop.

2. CONNOR PARK UPDATE (R. Gause)

Mr. Bob Gause, Gause & Associates, gave an update on the project status and schedule for Connor Park. A presentation was provided and is a part of the minutes. Mr. Gause reported on the current delay of the project and stated that that construction cost is steadily rising. He addressed the Boardwalk lumber change order and declared that the change order was not submitted because the price may go down from \$52,000 to about \$20,000. Next in July 2021, an issue occurred regarding the reserve ownership with Ms. Coleman. The issue is still pending with no result after many conversations. Therefore, the projects has stopped because the boardwalk is essential to this project. Until there is an answer about the boardwalk, the contractors cannot build the pond.

Mr. Gause proposed 3 options that the Commission may consider.

- Option A – Have the City Attorney start eminent domain proceedings and give Ms. Coleman a fair compensation. Build project as previously approved.
- Option B – The contractor will bring the boardwalk to the observation platform that is elevated 14 to 15 feet, provide the ADA ramp, and run the steps down to connect the rubber walkway.
- Option C – The contractor will take the walkway and run it around the west side of the stormwater pond, link it into 6th Avenue, and extend a 6 foot sidewalk down the west right-of-way, to avoid the reserve area. The boardwalk would be removed from the design.

Mr. Burton, CRA Director, provided an update on the grants funding the Connor Park project. The Tampa Bay Estuary Grant of \$50,000 was lost because time ran out. The Southwest Florida Water Management District (SWFWMD) grant was extended once and can't be extended again. Mr. Burton stressed that a decision on the project needs to be made soon.

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Commissioner Jones inquired if Commissioner Williams owns land associated with the Connor Park Project. Attorney Barnebey responded that the Commissioner does not own any property associated with the Connor Park Project, but owns land to the west of Ms. Coleman. Then, Commissioner Jones expressed that he favors Option B.

Commissioner Varnadore inquired about the material that will be used for the revised pathway/partial boardwalk and what advantage the boardwalk adds to the project. Mr. Gause replied that the pathway material will be rubber or concrete, and there will be no changes to the boardwalk from the observation Platform to the north under Option B. Commissioner Varnadore favors option C because removing the boardwalk will save costs.

Commissioner Smith questioned the last time Attorney Barnebey spoke with Ms. Coleman and stated that he favors Option B.

Mayor Bryant asked if there are any advantageous for Ms. Coleman by working with the City on this project. Mr. Burton answered that he tried to speak with Ms. Coleman without success. He suggested that the City proceed with Option A or C.

Mayor Bryant adjourned the meeting at 6:09 p.m.

MINUTES APPROVED: JANUARY 3, 2022

JAMES R. FREEMAN

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CITY CLERK