

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
NOVEMBER 28, 2022
4:30 P.M.

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
Tamara Cornwell, Commissioner-at-Large 2
Sheldon Jones, Commissioner-at-Large 1
Sunshine Mathews, Commissioner, Ward 2 (Joined the meeting at 4:38 pm)
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3 (Joined the meeting at 4:34 pm)

STAFF PRESENT IN CHAMBERS:

Marisa Powers, Assistant City Attorney
Xavier Colon, Interim CRA Director
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 pm.

1. EMPLOYEE OF THE 4TH QUARTER

Wesley Beauchamp was presented with the Employee of the 4th Quarter. The Mayor spoke on Wesley's many attributes and contributions to the City. Mr. Freeman also mentioned his appreciation for Wesley.

2. PALMETTO WOMEN'S CLUB CONSTRUCTION DOCUMENTS (X.COLON)

Mr. Colon spoke briefly on the history of this project. The concepts were approved on November 15, 2021. He explained that what is being presented is the submission of the construction documents, which were included in the record. Jon and Vicki Moore, Moore 2 Design, presented the progress on the Women's Club. They gave a brief history of the project. The needs for the project were discussed. The site plan was highlighted on the Power Point, which was included in the record.

Mr. Colon mentioned that the Business Plan, created by the Florida Cultural Group, was also included in the Agenda packet.

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Mayor Bryant read an email she received earlier that day in support of the project, which was included in the record.

Mr. Williams stated the concepts were great and he liked the overall project. He had a few other concerns which he went on to highlight. He believes this needs to be done in phases. Mr. Colon responded that capacity buildings are set by sewage capacity and bathrooms. The current bathrooms are not compliant at all at this point. Mr. Williams opined that \$2.5 million dollars needs to be cut down and the project needs to be expedited before the Hotel opens. He wants to be able to start using this facility as soon as possible. The payback projection will take 50-55 years. He believes spreading it out over a few phases would be the better solution. The forecast for the number of employees is concerning to him. He believes Antoinette, from the CRA, can handle this with the help of others. The completion of this project is set for 2025. Mr. Williams also mentioned that he believes they are going to need more than \$92,000 capital as a start up from the City. Mr. Colon responded that this is a Business Plan which are suggestions. The final decisions will be brought to the Board for approval. The artist renderings were discussed. Discussions continued between Mr. Williams, Vicki and Jon Moore, and Mr. Colon regarding phases of remodeling. Mr. Williams questioned if the Historical Guidelines will be followed. Vicki responded that they are, however, they are not spending grant money, therefore, the Historical Commission doesn't have overview of the project. Rental rates will need to be discussed in the future. Mr. Colon reiterated that this is the most cost-effective way to go forward with the project. Vicki Moore emphasized that it is very difficult to get laborers. Therefore, phasing a project would not be optimal. Mr. Williams reiterated that he wants the main area and restrooms done first, so they can open the project as soon as possible. He also would like the Seahorses to be used as the heart, rather than the art that was depicted.

Mr. Jones really loved the plan. He questioned if it'll come back as costing more than what is being proposed. Vicki explained that the next step is to put it out for bid. She believed this is a big enough project that will generate a lot of interest, therefore making it competitive. He also noted that the Commission will have to set the prices for rental of the venue in the future. Overall, he really liked this project, and wants to do it all in one phase.

Ms. Cornwell really liked the design. She thinks it'll have many uses and be a great asset to the City.

Mr. Smith thinks this is a good project. He opined that it is a lot of money, therefore, he agreed with Mr. Williams to do the project in phases. He questioned who will be overseeing this project. Jon and Vicki will be project managers on the architectural side. They need to go out to bid for a general contractor. Mr. Smith stated that he does not believe they will be able to do this project for \$2.5 million. He thinks renting the facility for \$100/hour isn't a bad price. He asked if the building is currently leaking. Vicki responded that they did a cost-effective fix as a "Band-Aid" last summer. Jon stated that the roof is a flat system and will have installation under the roof deck when it is replaced. The old building doesn't have any installation. Mr. Smith questioned the capacity of the building. Vicki responded that it depends on the function. For theater seating it is maxed at 156 people or 132 people for a banquet. Discussions continued regarding the need for additional bathrooms. Florida Building Code determines the maximum capacity. Mr. Smith stated that they will have competition, which is where the rental price will come in.

Ms. Mathews thanked the Moore's for going over the history of the project. She opined that it is beautiful. She asked if they are using existing materials from the current Women's Center. It was answered that they are when they can. Ms. Mathews liked the stage area.

Mayor Bryant opined that the plan has turned out beautifully. She believes it all needs to be done at one time. Prices are escalating, therefore, the sooner the better. She believes we may be able to partner up with another organization to market the facility.

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Commissioner Williams said if he doesn't throw out his concerns, sometimes things are missed. They've done a great job with the project. He hopes they consider the seahorses instead of the heart.

Mr. Colon reminded the Board of points that were brought up, will need to be future conversations. For example, the rental prices will need to be decided on by the Board down the road.

Mayor Bryant adjourned the meeting at 5:52 pm.

MINUTES APPROVED: DECEMBER 19, 2022

JAMES R. FREEMAN

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CITY CLERK