

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
JANUARY 23, 2023
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 (Present via ZOOM)
Sheldon Jones, Vice-Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Lorenzo Waiters, Police Captain
Cassi Bailey, Assistant City Clerk
Kera Hill, Development Services Supervisor
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Vice-Mayor Jones opened the meeting at 4:30 pm.

1. SURPLUS PROPERTY- SOUTHERN 4 ACRES OF PARCEL ID 2700200109 (J.FREEMAN)

Mr. Freeman gave a background of the item being brought back for discussion. This item is also on the 7:00 pm Consent Agenda for approval. He highlighted the changes made to the document. The changes include at least 90-days for applicants to respond, a minimum price listed as \$ 2 million, and the current future land use category from public to planned community. These can still be modified at the Commissions' discretion. It is projected to be put out for bid starting in March. Otherwise, the document has remained unchanged. There may be cosmetic aspects changed before going out.

Commissioner Jones wants to make sure everything they want is put in place at the workshop, so it can be a smooth transition once they move forward.

Commissioner Mathews questioned the minimum price. She asked if they are limiting themselves by adding a minimum dollar amount. Mr. Freeman responded that it is subjective. He reiterated that they could reject any submittal.

Commissioner Williams reviewed the downtown CRA incentives trying to relate them to what they're asking for on this property. He urged his fellow Commissioners to also review these incentives. He would like to discuss this topic at a future workshop.

Commissioner Smith asked Mr. Freeman to explain the minimum price of \$2 million. Mr. Freeman explained that this was based off comments from the previous Workshop, and they can set the minimum at whatever they would like. Mr. Freeman also noted that it isn't necessary because they can reject any offers that come forward. Commissioner Smith said they should put "asking \$2 million or more".

Commissioner Cornwell opined on whether to put an asking price or not. They're looking at selling this property as a marketable, taxable piece of property. Mr. Freeman expressed to the Commissioners their 3 main options. They can list an asking price, they can list a minimum, or they can leave out a price. Fair Market Value is subjective, it's what someone is willing to pay for it. Discussions continued about the value of the land in downtown Palmetto. Mr. Barnebey stated that according to the Property Appraiser's website, the entire parcel, including the police department, is listed at just over \$1 million. In 2018 they purchased the whole 9 acres for \$1.4 million. Mr. Rayan suggested getting the property appraised. Mr. Barnebey suggested based off Commissioner Cornwell's desire to add language to clarify the City's position, to add the language stating the Commission is looking to get fair market value for this piece of property in the document.

Commissioner Smith asked if Mr. Freeman has had any inquiries for the property. Mr. Freeman responded that nothing specific has come forward. Commissioner Smith suggested taking out the minimum price. They will change the language to include Fair Market Value.

Commissioner Williams reiterated his desire for everyone to look into the incentive program.

Mayor Bryant spoke via Zoom; she made a comment that many people have inquired about the property. They are waiting to craft a proposal once it is open. She stated that the market will drive the price for this property. She thinks the Commissioners will be pleasantly surprised by the submittals. There is a lot of interest in this parcel.

The consensus was to remove the minimum asking price and add Fair Market Value language to the request for proposals, RFP.

2. ORDINANCE 2023-02; SMALL SCALE PLAN AMENDMENT OF THE COMPREHENSIVE PLAN MAP FOR A PORTION OF THE OLD PALMETTO ELEMENTARY SCHOOL SITE TO PUBLIC SERVICE FACILITY (B.CORNELIUS/K.HILL/M.BARNEBEY)

Kera Hill spoke on the property comprised of the new police department property. They're looking to clean up the comprehensive plan and change the map designation to public service facility.

Commissioner Smith asked what it was zoned previously. Ms. Hill clarified that they are not changing the zoning. They are discussing future land use. Mr. Barnebey explained each portion of the parcel. This item is on the 7:00 agenda for First Reading.

Commissioner Williams asked if they have had a survey done on this property since the Police Department was built. Mr. Barnebey responded that he does not believe there is a survey of the Police Department at this moment. Surveys and boundary descriptions will be forthcoming.

3. ORDINANCE 2023-03; SMALL SCALE FUTURE LAND USE MAP COMPREHENSIVE PLAN AMENDMENT FOR THE CURRENT PALMETTO POLICE ADMINISTRATION BUILDING PROPERTY FROM HEAVY COMMERCIAL/INDUSTRIAL TO PLANNED COMMUNITY (B.CORNELIUS/K.HILL/M.BARNEBEY)

Kera Hill also gave a synopsis of the current police department and the need to change the designation to planned community. This will also be on 7:00 agenda for First Reading.

Commissioner Cornwell questioned changing the designation to general commercial. She opined that there are certain things she does not want to see built on those properties, specifically adult entertainment facilities, gas stations, metal buildings, etc. She continued to discuss what she wants to see and not see. Mr. Barnebey explained the leeway they possess, which ultimately as property owners, gives them significant control over what goes on the property. Ms. Hill explained that they can specify in the surplus paperwork, specific requirements, and limitations. An applicant will also have a site plan that has to be approved by Commission. Mr. Barnebey went on to explain re-zoning and comprehensive plans.

Commissioner Smith opined they need to be careful with limiting metal buildings. He wants to see all the bids that come in for these properties.

Commissioner Williams stated that this property is not in the downtown commercial core. Ms. Hill will look this up and bring back clarification.

Mr. Freeman explained that for the 7:00 pm meeting, the two properties are on the Agenda for First Reading for the future land use category. Once this moves forward, the current police department will be brought back forward, similar to the old Palmetto Elementary school site, for surplus. This will allow the Commission to express their desires for the property before putting out a solicitation for RFP. This will be done once the police have moved to the new Police Department.

Vice- Mayor Jones adjourned the meeting at 5:24 pm.

MINUTES APPROVED: FEBRUARY 6, 2023

JAMES R. FREEMAN

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CITY CLERK