

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
MAY 1, 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
Sheldon Jones, Vice-Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2 (Entered the meeting at 4:37 pm)
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1 (Entered the meeting at 4:32 pm)
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Edward Johnson, Interim CRA Director
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 4:31 pm.

1. CRA DIRECTOR'S REPORT (E.JOHNSON)

Interim Director, Ed Johnson, provided a CRA update for ongoing projects from a PowerPoint, which was included in the Agenda.

Bob Gause provided an update on Connor Park. He highlighted a PowerPoint, which was included in the minutes. The ribbon cutting ceremony was on April 27th.

Commissioner Williams opined how beautifully the park turned out. He was sorry he missed the dedication.

Commissioner Jones reiterated that the park turned out beautifully.

Commissioner Mathews said the park looked great. She was also sorry to have missed the dedication.

Commissioner Smith also noted that the park looked great.

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Commissioner Williams questioned the contingency. Mr. Gause responded that it had been resolved at this point.

Mr. Rayan noted that the cameras are active and working at Connor Park.

John and Vicki Moore, Moore2Design, provided an update on the projects they are working on. The PowerPoint they referenced was included in the Agenda.

Commissioner Jones questioned Lamb Park, and the potential for moving the sports courts. Mayor Bryant mentioned the 14th Avenue location and noted the partial funds that have already been allocated. It was agreed that this needs to be put on a future Agenda for further discussion. Commissioner Jones would like to have more than 1 option for the courts' location.

Commissioner Jones questioned the P3 parking cameras. The additional funding that would be needed was discussed. He also asked Mr. Barnebey or Mr. Johnson if the Keep Manatee Beautiful project had already been allocated. The \$30,000 is already in the budget.

Commissioner Williams questioned how many of these projects are already funded within this year's budget. He expressed his concern with approving additional funding for projects in the upcoming budget because he believes they need to be more concerned with staffing. He opined that they need to take a serious look at obtaining and retaining staff across the City. He also believed that the staff would need more money. Mayor Bryant suggested going into this discussion further at another time. Commissioner Williams clarified that he wants to fund these projects, but he doesn't think there will be enough funding this year to focus on the projects and the staffing concerns. His priority is the staff for the upcoming budget.

Commissioner Smith agreed with Commissioner Williams and is also concerned with staffing. He then questioned Phase 3 and Phase 4 of Ward 1. Mr. Rayan responded that ZNS was out last week surveying the area. He is hoping they're still on track to go out for bid in June. Commissioner Smith stated his desire to have meetings to discuss the budget. He wants to make sure we are comparable with other cities, so we don't lose employees.

Mr. Johnson asked for Moore2Design to come up with options for the courts' relocation. They will present options to them at the next board meeting.

Tony Veldkamp and Matt Fenske with SVN, presented the results from the Riverside Review committee. The PowerPoint was included in the Agenda. Apogee received the most points from the committee.

Commissioner Smith questioned where each developer was located out of.

Commissioner Williams asked Mr. Johnson for his opinion on the best usage for that property. Mr. Johnson opined that the highest and best use for the property would be residential. This will bring permanent residents to the area. Commissioner Williams suggested taking the recommendation of the committee and moving forward at tonight's meeting. They've had ample time to review the results.

Commissioner Cornwell questioned the height of the Apogee project. She expressed her desire to have a staggered look. She doesn't want to see a squared off building. She agreed that she was ready to move forward at the 7:00 pm meeting for a decision.

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Commissioner Jones questioned the uncertainty with the purchase of the Oriental Village property by Apogee. He also suggested having the top 3 developers make a presentation.

Commissioner Smith questioned if the apartments or a hotel would be a better tax base. Mr. Johnson said it's all based on the future appraised values of the property. The incentives are based on that value. Commissioner Smith opined that all 4 developers should come in and make a presentation.

Commissioner Mathews asked how many boat spaces Civix allocated. She asked if Apogee would be willing to add more boat trailer parking. Mr. Veldkamp stated that each of the developers stated that they would be willing to give and take based off of the Commissions desires.

Mayor Bryant suggested moving forward with negotiations with the Review Committee's top choice.

Commissioner Williams thought that was a good suggestion. He thinks they can come up with questions during that time and discuss further. The contract will still need to come before Commission for final approval. He doesn't want to kick the committee in the face, by not following their recommendation. He stated that they need to move forward. Mayor Bryant opined that the Committee did a great job.

Mr. Johnson also thought the Committee did a great job and asked very good questions. He thinks they need to use the Committees' recommendations and move forward. He also stated that the market is going to change, and they need to move this forward as quickly as they can.

Mr. Freeman and the Commissioners discussed possible dates to hold a Special CRA Board Meeting for this item. Everyone was in agreeance with May 15th for the meeting. Commissioner Mathews stated that she will be out of town but will try to zoom into the meeting.

Chief Tyler presented a PowerPoint, which was included in the minutes, to provide an update on policing in the CRA.

2. UTILITY EASEMENT DISCUSSION (M.RAYAN)

This item was moved to the 7:00 pm meeting for discussion.

Mayor Bryant adjourned the meeting at 6:00 pm.

MINUTES APPROVED: MAY 15, 2023

JAMES R. FREEMAN

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CITY CLERK