

Palmetto City Council
October 13, 2003 4:00 p.m.

Elected Officials Present:

Larry Bustle, Mayor
Shirley Groover Bryant, Vice Mayor
Tamara Cornwell, Council Member
Charlie Grace, Council Member
Mary Lancaster, Council Member
Brian Williams, Council Member

Staff and Others Present:

Jim Free, City Clerk
Chief Garry Lowe, Palmetto Police Department
Chris Lukowiak, Public Works Director
Tanya Lukowiak, CRA Executive Director
Jessica McCann, City Planner
Allen Tusing, Supervisor of Operations
Deanna Roberts, Administrative Assistant

Mayor Bustle called the meeting to order at 4:05 p.m.

The invocation was delivered by Mayor Bustle, followed by the Pledge of Allegiance to the Flag of the United States of America.

A presentation organized by Tanya Lukowiak and Jessica McCann was given to Council Members. The topic of the presentation was Growth and Development in the Palmetto Downtown Area. Several presenters gave their vision and goals for Palmetto for the future.

The first presenter, Carolyn Waygood, represented Riverside Plaza and Evolve Wellness Center and Spa. She said the Riverside Plaza building is a state of the art, environmentally sensitive and energy efficient building located on 1.75 acres overlooking the Manatee River. Palmetto was chosen for this development because of the past and projected growth in this area, the magnificent view, the Regatta Point Marina and surrounding upscale developments e.g. Riviera Dunes and CRA incentives. Manatee Riverwalk's goal to encourage activities along the waterfront was also a factor. Ms. Waygood said the purpose was to provide an upscale retail and dining destination in Palmetto with its downtown environment and community based atmosphere. The development will create new jobs for local residents and brighten the economic future of Palmetto's Historic District.

The next presenter, Jon Moore, designer of the Riverside Plaza building, represented Leading Edge Environmental Design. Mr. Moore envisions a strong and historic Main St. and

possibly a town square. He is currently working with the Historic Preservation Board to formulate design guidelines that will establish a relationship with the past. He hopes that Palmetto can become the model for small town life in the U.S.

Vince Dessberg of The Palmetto Downtown Community Partnership (PDCP) said the PDCP will raise \$30,000 towards the Sutton Park renovation project in 2004. The group represents businesses as well as the whole community. They hope to ensure that Palmetto never loses that old fashioned feeling. He said their motto is, "Imagine What We Can Do Together."

Tanya Lukowiak, CRA Executive Director, said that Palmetto has a unique opportunity to propose land development codes and design guidelines so that it can say what it wants here; to create its own vision for the future. Palmetto needs to plan and control growth and make wise choices for the downtown pedestrian area.

Jessica McCann, City Planner, said Palmetto is growing rapidly and the challenge is to absorb economic growth and still preserve our heritage and character. Two techniques that can be incorporated into the zoning code without losing the city's character are mixed-use and multi-modal transportation. Mixed-use allows residential and commercial use within walking distance of each other, or even in the same building. Washington's Georgetown is an example of mixed-use. Mixed-use neighborhoods increase property values. Multi-modal transportation places mass transit within walking distance of most homes and businesses and eases pollution and reduces traffic. Mrs. McCann said a Technical Advisory Committee has been formed to revamp the zoning codes.

In closing the presentation Mayor Bustle said the Historic Preservation Board may play a major role in accomplishing some of the things talked about. A change in the makeup and mission of the board may be required. People who can make value judgments about projects will be needed to serve on the board. New ordinances may also be needed. A framework to guide development is needed and the Historic Preservation Board can provide this.

Pat Whitesel, a member of the PDCP, said the PDCP looks forward to working with the City and can serve as the city's "right hand" in accomplishing goals.

Alan Zirkelbach, President of Zirkelbach Construction, said design guidelines need to be culturally sensitive and appropriate for Palmetto.

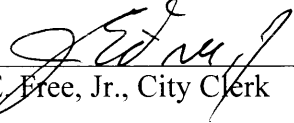
Agenda Item #3, Emergency Repair – 24" Sewer Build, was brought before Council by Chris Lukowiak, Public Works Director. Mr. Williams asked about funding. Mr. Free informed Council that cumulative surplus from prior years in the water/sewer fund was set aside for projects. Mayor Bustle called for a motion.

MOTION: Ms. Bryant moved, Mr. Grace seconded and motion carried 5-0 to approve and authorize JEA to broker a contract, utilizing Manatee County's existing Sanitary Sewer Line and Manhole Rehabilitation contract, and to approve and authorize the Mayor to enter into a contract with Insituform Technologies, Inc. for the relining of the 24" sewer line for a total project cost not to exceed \$325,000.

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The meeting adjourned at 5:03 p.m.

Minutes approved: October 20, 2003



J.E. Free, Jr., City Clerk