

**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**

9:25 a.m. Wednesday, July 13, 2016

2nd floor conference room, Municipal Auditorium, 1005 Barcarrota Blvd.

Present: Mayor Wayne Poston; Vice Mayor Gene Gallo; Councilmen Gene Brown, Bemis Smith and Harold Byrd; City Attorney Bill Lisch; City Administrator Carl Callahan and Compliance Manager Volker Reiss.

MEETING CALLED TO ORDER by Mayor Wayne Poston at 9:25 a.m. following the conclusion of the Community Redevelopment Agency meeting that started at 9 a.m.

**BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS**

City Administrator Carl Callahan said Resolutions 16-35, 16-36 and 16-37 were brought forward by the Central Community Redevelopment Agency Advisory Board but need City Council approval. The resolutions declare portions of City-owned land in the Central CRA as state-designated Brownfield areas, but Administrator Callahan said that doesn't mean these parcels are contaminated or in need of cleanup. He said the City is aware of no negative issues with these sites, other than that they are old. He said the Brownfield designation is an economic redevelopment tool that can provide many incentives – like jobs to assistance for cleanup it is needed - but not always about cleanup. Having the opportunity to designate them as Brownfields lets the future buyers take advantage of tax benefits, too. He said he wants to emphasize there is no known hazard at these sites and they are ripe for development.

Administrator Callahan said the resolutions need two public hearings, today being the first and July 20 the second. He read the resolutions into record:

**RESOLUTION NO. 16-35 FIRST PUBLIC HEARING**

A RESOLUTION OF THE CITY OF BRADENTON, FLORIDA, DESIGNATING A NEW STATE OF FLORIDA BROWNFIELD AREA IN THE CITY OF BRADENTON, ESTABLISHED IN ACCORDANCE WITH SECTIONS 166.041 AND 376.77 THROUGH 376.85, FLORIDA STATUTES, ON PROPERTIES LOCATED SOUTH OF 9TH AVENUE EAST, NORTH OF 11TH AVENUE EAST, AND BETWEEN 6TH STREET EAST AND 6TH STREET COURT EAST, WITHIN A PORTION OF THE CENTRAL COMMUNITY REDEVELOPMENT AGENCY DISTRICT, FOR THE PURPOSES OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING FOR NOTICE TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING THAT THIS DESIGNATION SHALL NOT OBLIGATE THE CITY TO PAY ANY COSTS EXCEPT THOSE ATTRIBUTED TO THE CITY'S INVOLVEMENT AS ADMINISTRATOR OF THE BROWNFIELD AREA REMEDIATION AND REHABILITATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

**RESOLUTION NO. 16-36 FIRST PUBLIC HEARING**

A RESOLUTION OF THE CITY OF BRADENTON, FLORIDA, DESIGNATING A NEW STATE OF FLORIDA BROWNFIELD AREA IN THE CITY OF BRADENTON, ESTABLISHED IN ACCORDANCE WITH SECTIONS 166.041 AND 376.77 THROUGH 376.85, FLORIDA STATUTES, ON PROPERTIES LOCATED AT THE SOUTHWEST CORNER OF 9TH AVENUE EAST AND 3RD STREET EAST, WITHIN A PORTION OF THE CENTRAL COMMUNITY REDEVELOPMENT AGENCY DISTRICT, FOR THE PURPOSES OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING FOR NOTICE TO THE

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING THAT THIS DESIGNATION SHALL NOT OBLIGATE THE CITY TO PAY ANY COSTS EXCEPT THOSE ATTRIBUTED TO THE CITY'S INVOLVEMENT AS ADMINISTRATOR OF THE BROWNFIELD AREA REMEDIATION AND REHABILITATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

**RESOLUTION NO. 16-37 FIRST PUBLIC HEARING**

A RESOLUTION OF THE CITY OF BRADENTON, FLORIDA, DESIGNATING A NEW STATE OF FLORIDA BROWNFIELD AREA IN THE CITY OF BRADENTON, ESTABLISHED IN ACCORDANCE WITH SECTIONS 166.041 AND 376.77 THROUGH 376.85, FLORIDA STATUTES, ON PROPERTIES LOCATED AT 201 AND 210 13TH AVENUE WEST, BRADENTON, FLORIDA, WITHIN A PORTION OF THE CENTRAL COMMUNITY REDEVELOPMENT AGENCY DISTRICT, FOR THE PURPOSES OF ENVIRONMENTAL REMEDIATION, REHABILITATION AND ECONOMIC DEVELOPMENT; PROVIDING FOR NOTICE TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING THAT THIS DESIGNATION SHALL NOT OBLIGATE THE CITY TO PAY ANY COSTS EXCEPT THOSE ATTRIBUTED TO THE CITY'S INVOLVEMENT AS ADMINISTRATOR OF THE BROWNFIELD AREA REMEDIATION AND REHABILITATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

Mayor Wayne Poston opened the public hearing. No one present asked to speak.

City Attorney Bill Lisch said one motion could cover all three resolutions.

**MOTION TO APPROVE Resolutions 16-35, 16-36 and 16-37 and forward them to the July 20 City Council meeting for a second public hearing was made by Vice Mayor Gene Gallo, seconded by Councilman Harold Byrd, and passed 4-0 (Councilman Patrick Roff was not in attendance).**

**NEW BUSINESS**

- Florida Boating Improvement Program grant authorization (Twin Dolphin Marina)

Administrator Callahan said a Fish & Wildlife Conservation grant for nearly \$400,000 that the Twin Dolphin Marina has been pursuing is now available. The City had voted previously to support the Twin Dolphin's quest for this grant. He asked for Council's approval to authorize the Mayor to sign it so Twin Dolphin could begin its marina improvements.

**MOTION TO APPROVE authorizing the Mayor to sign the grant for the Twin Dolphin Marina was made by Vice Mayor Gallo, seconded by Councilman Gene Brown, and passed 4-0.**

- Bradenton Tournament Sports Park grant authorization.

The City received a state economic development grant for \$750,000 to improve the physical fitness and rehabilitation area at Pirate City. There are no matching funds required from the City, just a signature from the Mayor. Administrator Callahan asked for Council's approval to authorize the Mayor to sign the grant so it could be turned back into the state.

**MOTION TO APPROVE authorizing the Mayor to sign the grant for improvements at Pirate City's Tournament Sports Park was made by Councilman Byrd, seconded by Councilman Bemis Smith, and passed 4-0.**

Administrator Callahan said the next couple items do not need a decision, but they might soon.

The first one, Pine Island, came before the City years ago when the City, County and Southwest Florida Water Management District jointly bought this small island to preserve it from development. The City and County each paid \$150,000 and SWFWMD \$450,000. SWFWMD wants to get rid of the property. Administrator Callahan said the City bought it for the sole reason of preserving it. He said he indicated to the County that the City was more than willing to give it back to them if it remained preserved, but Council would have final say.

Councilman Smith asked if it could be leased to the County. He said he doesn't like giving away any land. Administrator Callahan said the County already has partial ownership.

Vice Mayor Gallo said the only value of ownership is preventing development there and Administrator Callahan said the Council could stipulate that if the County wanted to sell or develop it, the City would have a say in this. He said this issue will come back in an official form later.

Also, by Aug. 17, the City will have to decide whether or not to extend its lease for the red-light cameras. He said the City has a new lease that's similar to the past seven years and Council will need to determine if it wants to re-up it for another five years.

### **COUNCIL COMMENTS**

Councilman Brown asked about the upcoming FDOT meeting in the City Council Chambers Administrator Callahan and Planning Director Catherine Hartley confirmed that the meeting to discuss road improvements is still on.

Administrator Callahan added that today's special Council meeting was taking place in the Auditorium conference room because the police had previously booked the Chambers for a class that instructs people what to do in the event of a gunman opening fire in a workplace. But he said future Wednesday mornings have been reserved in the Chambers in the event of a meeting.

Councilman Brown said he attended one of the classes and spoke highly of it. He urged everyone to take it if they haven't already. Mayor Poston agreed. He said employees are coming out of the class very informed and thankful that the police hosted this class. Councilman Smith said there's a similar one available online out of Houston that he's taken before.

Administrator Callahan said the City closed on its bonds last night and, as indicated before, it will save the City about \$100,000 a year.

The special City Council meeting was adjourned at 9:45 a.m.