

July 25, 2017 - Regular Meeting  
Agenda Item #57

Subject

Lincoln Park Pool Update

Briefings

None

Contact and/or Presenter Information

Charlie Hunsicker, Parks and Natural Resources Director, ext. 6001

Action Requested

No action required at the current time

Enabling/Regulating Authority

None

Motion was made by Commissioner Smith, seconded by Commissioner Jonsson and carried 7-0, to get a conceptual design, with the draft plan presented today, and an opinion of costs.

Background Discussion

- On February 27, 2017, the City of Palmetto took a staff report from the Parks and Natural Resources (PNR) Department requesting City consideration of a partnership and financial contribution towards the construction of the County pool. The Manatee County proposal included the construction of a community pool of 25 yards with sufficient swim lanes to provide a competitive environment for high school and collegiate meets; a stand-alone therapy pool with zero entry providing for learn to swim activities and drown proofing; accessory facilities such as locker rooms, shade structures for aquatic exercise and other program activities; expansion of the existing splash park, and shade structures over the splash park area. It was understood that Manatee County Government would construct, operate, and maintain these aquatic facilities at the Lincoln Park location but would require relocation of the existing basketball courts from Lincoln Park to Sylvan Oaks Parks to accommodate the new pool construction. After considerable discussion, the City of Palmetto approved participation in the construction of the County pool with the following motion *"Motion to accept the conceptual concept of the pool at Lincoln Park and the staff will continue to negotiate the partnership viability of the City of Palmetto subject to the final formal vote of this commission. Motion carries."*
- On March 7, 2017, the Board of County Commissioners (BCC) received a PNR staff report about the Palmetto City Council meeting where the motion to conceptually approve a community pool at Lincoln park was made. The BCC discussed preceding with a community pool on the basis of the partnership and agreed to locate the pool at the City of Palmetto Lincoln Park. The BCC made the following motion *"Direct staff to work with City of Palmetto to develop, design, construction and funding of a community aquatic facility and bring back April 25th. Motion made by Commissioner Baugh and seconded by Commissioner Smith. Motion passes 6-1. Commissioner Jonsson voted nay."*
- On April 24, 2017, the Palmetto City Council met for a Special CRA Board Meeting and discussed the Palmetto pool. Representatives from Manatee County Government were not in attendance. During the meeting a motion was made to provide support to Manatee County for a pool at Lincoln Park with the following motion, *"Mr. Smith amended the first motion on the floor. Mr. Smith moved to have the*

*Palmetto CRA contribute \$850,000 over 15 years to combine with Manatee County to develop an Olympic size competition pool at Lincoln Park with accessories thereafter and to transfer approximately 4 acres to the County from the City property (where the proposed pool is to be built) and to include diving. Mr. Davis agreed with the amended motion. The motion on the floor carried 4-0. Mr. Williams was absent for the vote.*" April 24, 2017, Special CRA Board Meeting minutes attached (see Attachment 1).

- On May 9, 2017, the County Administrator presented the Palmetto pool status report to the Board based upon the information gathered from the City of Palmetto presentation with the attached recommended financing plan. The Board voted to conceptually accept the \$850k from the City of Palmetto with the following motion *"Motion made by Commissioner Smith to move the body to accept the recommendation that the Palmetto City Commission recommended to the County Commission of \$850,000 and \$440,000 in land value for a total of \$1,290,000 to be accepted by this Board and pending amending the County budgetary process conceptually accept the City of Palmetto proposal and instruct our staff to work with Palmetto to connect with our funding."* At the meeting, the County Administrator presented a financing plan for the estimated cost and funding considerations for a pool at Lincoln Park (meeting minutes attached (Attachment 2)).
- On July 17, 2017, PNR staff presented an update to the Palmetto City Council on the pool concept proposal with a summary handout (see Attachment 3). It was stated that the County proposal was offered with a \$3M total budget for the provision of aquatic facilities as derived from the Board's motion of May 9, 2017, and the financing plan. During the presentation the Mayor reiterated the Palmetto City Commission support for an Olympic pool with diving facilities by reading into the record the motion made during the Special CRA Board Meeting of April 24, 2017. Considerable Council discussion continued from that point concluding with a PNR staff recommendation that a 25-yard competitive pool meeting all high school and collegiate competitive requirements along with an attached diving well would meet the intent of the Palmetto motion. There appeared to be Council consensus that a 25-yard pool with dive well facilities would meet the intent of the original motion of April 24, 2017. However, it was reiterated by PNR staff that the \$3M budget would not be sufficient to meet those requirements for a community pool as proposed by the County if the additional cost for a dive well is included.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

None

Cost and Funds Source Account Number and Name

0010012800

Amount and Frequency of Recurring Costs

0.00

Manatee County Government Administrative Center  
Commission Chambers, First Floor  
9:00 a.m. - July 25, 2017

Attachment: [Attachment 1.pdf](#)

Attachment: [Attachment 2.pdf](#)

Attachment: [Attachment 3.pdf](#)

**SPECIAL CRA BOARD MEETING**  
**April 24, 2017**  
**5:30 PM**

CRA Board Members Present:

Shirley Groover Bryant, Presiding Officer  
Brian Williams, Chair--(arrived at 6:21 p.m.)  
Jonathan Davis, Vice Chair  
Tamara Cornwell—(arrived at 5:35 p.m.)  
Harold Smith  
Tambra Varnadore

Staff Present:

Mark Barnebey, City Attorney  
Jeff Burton, CRA Director  
Jim Freeman, City Clerk  
Allen Tusing, Public Works Director  
Scott Tyler, Chief of Police  
Amber LaRowe, Assistant City Clerk

Mayor Bryant opened the CRA Board Meeting at 5:30 p.m.

All persons intending to address the CRA Board were duly sworn.

1. CRA BOARD AGENDA APPROVAL

**Motion:** Mr. Davis moved, Mr. Smith seconded, and the motion carried 3-0 to approve the April 24, 2017 Special CRA Board Agenda. Mrs. Cornwell and Mr. Williams were absent for the vote.

2. Public Comment

None

3. PALMETTO POOL DISCUSSION

Mayor Bryant informed the Board about a meeting on Friday with the County Administrator and Dan Schlandt, Assistant County Administrator. The City Commission is not interested in owning the pool due to various reasons that she discussed with the both of them. Mayor suggested including the entire parcel of property, or just the parcel that the pool will be located on, as part of the City's contribution to the funding along with a monetary sum. She requested consensus from the Board to talk to the County on how to fund this project for the pool.

**Motion:** Mr. Smith moved, Mr. Davis seconded the motion to pay \$850,000 for an Olympic size pool at Lincoln Park to be paid over 15 years.

Discussion:

Mrs. Varnadore expressed her confusion about having a motion and decision made this evening regarding funding for the pool. Mayor Bryant had sent out an email to the Commission from the County Administrator that indicated discussions needed to be suspended until legislation was completed due to some possible funding cuts for the State/County. Mrs. Varnadore explained that she is in support of contributing funds for the pool but not the entire amount; she prefers to contribute a combination between dollars and the acreage the City owns of the land that the proposed pool is going to be built on.

Mrs. Cornwell expressed her concerns on the size of the pool and wanted to ensure that it will be a competition size pool so that swim meets from all over the state can use this pool; it needs to be built to those standards. Discussion continued on the size and the amenities for the pool.

**Mr. Smith amended the motion on the floor. Mr. Smith moved to have the Palmetto CRA contribute \$850,000 over 15 years to combine with Manatee County to develop an Olympic size competition pool at Lincoln Park with accessories thereafter and to transfer of approximately four (4) acres to the County from the City property (where the proposed pool is to be built), and to include diving. Mr. Davis agreed with the amended motion.**

MacArthur Sellars, resident, complimented the Board on the direction for the pool.

Mayor Bryant indicated that the County is to discuss the development of the pool at their Board meeting tomorrow.

**The motion on the floor carried 4-0. Mr. Williams was absent for the vote.**

#### **4. PURCHASE OF PROPERTY 715 10 AVE W**

Mr. Burton presented the slide show as attached in the agenda. The CRA is seeking to purchase the property located at 715 10<sup>th</sup> Avenue West and develop it into a mixed use with commercial below and residential to be built on top; this property would be owned by the CRA. This concept does fit into the approved Waterfront Plan.

Mr. Williams arrived at 6:21 p.m.

Mayor Bryant exited the meeting at 6:22 p.m.

Mr. Burton plans to buy the parking lot next to this property from the City to use for the mixed use development (to be done sometime in 2020 due to possible grant funds). He outlined plans regarding the 10<sup>th</sup> Avenue and 8<sup>th</sup> Street block as well. This is in the PowerPoint slides in the agenda. He displayed pictures of other buildings that show a two story mixed use with commercial below and residential on top.

**Motion: Mr. Davis moved, Mr. Smith seconded the motion to have the Mayor sign a real estate agreement with the property owner subject to the City Attorney review and approval.**

Mrs. Cornwell discussed potential parking issues. She also expressed her opinions on the types of establishments to come into the commercial part of this development and to ensure the friendliness to the surrounding neighbors.

Mayor Bryant returned at 6:33 p.m.

Mrs. Varnadore read the motion as prepared on the point paper that was handed out by Mr. Burton; she confirmed that the purchase of this property will not exceed \$100,000.

**Motion on the floor carried 5-0.**

#### **5. PRESIDING OFFICER'S COMMENTS**

Mr. Tusing informed the Board that the University of South Florida team "Need for Snead" that presented at the Workshop last week received first place in the Florida Water Environmental Association (FWEA) Student Design Competition in the wastewater division. They will move on to represent Florida at the National Water Environment Federation Technical Exhibition & Conference (WEFTEC) in Chicago, IL.

MAY 9, 2017

(Continued)

▶ Charlie Hunsicker, Parks and Natural Resource Director, stated the West Coast Inland Navigation District is the principal funding source to maintain navigation in the County's waterways.

▶ Discussion occurred to request an update on the memo sent to Commissioners by the Utilities Director (5/1/17) regarding the pipe on the causeway, discuss Municipal Services Taxing Units for canal dredging, and there is no record of the canals in Manatee Subdivision ever being dredged.

BC20170509DOC011

48. **PARKS AND NATURAL RESOURCES/TAMPA BAY ESTUARY PROGRAM**

▶ Holly Greening, Executive Director, Tampa Bay Estuary Program, presented the Tampa Bay Estuary Program (TBEP) Annual Update, May 2017. She reported on the County's partnership with TBEP, highlighting the nitrogen management consortium, water quality improvements, underwater sea grass restoration, return on investments, grants, and outreach efforts conducted within the County.

Discussion was held regarding the future of the region awards, Manatee County is the only county participating in three estuary programs, working on a Florida Estuaries Alliance, storm water regulations, and regional education campaigns.

BC20170509DOC012

49. **PARKS AND NATURAL RESOURCES/PARKS MASTER PLAN**

▶ Charlie Hunsicker, Parks and Natural Resources Director, introduced County Parks staff, Kelly Klepper and Emmitt Gregory with Kimley-Horn, and David Barth of Barth Associates. This is an interim report summarizing what is offered in the parks and the next steps for parks. The Parks Master Plan has not been updated since 1975. The Parks Master Plan Update covers park inventories, public input to date, and park facility assessments. The Parks Master Plan will provide guidance to decision makers on capital and operational issues based upon the latest priorities of the stakeholders, demographics, trends in recreation, and economic realities.

Mr. Klepper gave a slide presentation of county parks, recreational facilities, and Open Spaces Master Plan. They reported on the parks existing conditions analysis, a needs assessment, results of a public survey, and community workshop, level of service standards, and the long-range vision. It is anticipated the Parks Master Plan will be finalized by July or August 2017.

▶ Discussion ensued regarding geographic-specific needs, inclusion/exclusion of private recreation facilities in determining level of service standards, private facilities, creating parks through environmental restoration, year-round availability of John Marble Park, partnerships with the School District and local churches, and a goal to provide a program that will not have a significant draw on the general fund.

BC20170509DOC013

50. **PARKS AND NATURAL RESOURCES/NORTH COUNTY COMMUNITY POOL**

▶ Ed Hunzeker, County Administrator, stated staff continues to work on a plan to provide a pool north of the river at Lincoln Park. The City of Palmetto has committed to a cash contribution of \$850,000 over a 15-year period toward the construction and the donation of four acres of land at Lincoln Park valued at \$440,000, for a total City of Palmetto contribution of \$1,290,000. He distributed a financing plan of estimated project costs and funding considerations. Sales tax funds of \$300,000 previously designated for a Splash Park at Lincoln Park could be relocated toward the balance, leaving a remaining balance of \$1,850,000. Other County revenue (impact fees, sales tax and property taxes) individually, or

a combination of revenues, could fund the \$1,850,000. He suggested the Board consider this plan while discussing the budget during the month of June.

Discussion ensued that some sort of an analysis is needed to justify spending impact fees, and this is dependent on how much impact fee money would be put into the project as opposed to sales tax or property tax revenues.

**Motion**

▶ A motion was made by Commissioner Smith, to move the body to accept the recommendation that the Palmetto City Commission recommended to the Board of County Commissioners of \$850,000, and \$440,000 in land value, for a total of \$1,290,000, to be accepted by this Board, and in the future, for the County Administrator coming backing back during the budget process. The motion was seconded by Commissioner DiSabatino.

Discussion ensued.

▶ Mitchell O. Palmer, County Attorney, recommended a contractual document be provided prior to the acceptance of the City's offer.

**Amendment One**

▶ Commissioner Smith amended his motion to add the words, pending the budgetary process of the Board of County Commissioners. Commissioner DiSabatino agreed to the amendment.

Discussion ensued regarding how much money is remaining from old impact fees and determine where funding will come from for net operating costs.

**Amendment Two**

▶ Commissioner Whitmore further amended the motion to include the words, conceptually accept the City of Palmetto's proposal and direct our staff to work with Palmetto to come up the County's portion of the funding.

**Motion - Call the Question**

▶ Commissioner DiSabatino moved to call the question. The motion was seconded by Commissioner Jonsson and carried 7-0.

**Vote**

The Clerk read the motion as amended, and it carried 6-1, with Chairman Benac voting nay.

BC20170509DOC014

RECESS: 12:09 p.m. - 1:31 p.m. All Commissioners were present.

**CONSENT AGENDA**

Commissioner Requests:

- ▶ Item 16, Clerk's Consent Agenda - Commissioner DiSabatino pulled this item and stated she would abstain from voting.
- Item 18, Brigandi v. Manatee County, Circuit Court Case 2015 CA 2570 - Commissioner DiSabatino pulled this item.
- Item 23, Budget Amendment Resolution B-17-046 - Commissioner DiSabatino pulled this item.

**May 9, 2017 - Regular Meeting**  
Agenda Item #50

**Subject**

11:15 A.M. TIME CERTAIN: Report on the North County Community Pool

**Briefings**

None

**Contact and/or Presenter Information**

Charlie Hunsicker / Director / x6001

**Action Requested**

Report on the North County Community Pool

**Enabling/Regulating Authority**

FS 125

**Background Discussion**

At the City of Palmetto commission meeting on February 27, 2017, the city commission voted to work with the County on developing a partnership with the goal of working together to have a community aquatics facility at Lincoln Park.

On March 7, 2017, the Board of County Commissioners approved Lincoln Park as the site for the community aquatic facility and directed staff to work with the City of Palmetto to develop the design, construction, and funding of a community aquatic facility.

At the Palmetto City Council meeting on April 21, 2017, the City Commission approved making a contribution toward a pool at the Lincoln Park site of \$850,000, to be provided over a 15 year time period. In addition the City Commission would donate the land at Lincoln Park to be used for the pool project (approximately 4 acres) to the county.

**County Attorney Review**

Not Reviewed (No apparent legal issues)

**Explanation of Other**

**Reviewing Attorney**

N/A

**Instructions to Board Records**

None



Manatee County Government Administrative Center  
Commission Chambers, First Floor  
9:00 a.m. - May 9, 2017

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

# Estimated Costs and Funding Considerations for Pool at Lincoln Park

## Estimated Project Costs

Design, Construction, Project Management Costs of a Pool at Lincoln Park	\$ 3,000,000
Land Value (not a Direct Cash outlay - Land to be donated by COP) Estimated 4 acres needed x average assessed land value for Lincoln Park parcels	<u>\$ 440,000</u>

**Total Estimated Project Costs** **\$ 3,440,000**

## Estimated Project Sources

		% Share of Total Sources	
<b>City of Palmetto Contributions</b>			
Cash contribution over 15 years	\$850,000	24.7%	
Land Value (donated 4 acres)	<u>\$ 440,000</u>	<u>12.8%</u>	
<b>Total City of Palmetto Contributions</b>		<b>37.5%</b>	<b>\$ 1,290,000</b>
<b>Manatee County Contributions</b>			
Sales Tax	\$ 300,000	8.7%	
Included on Adopted Sales Tax list for Splash Pad at Lincoln Park			
Other County Revenues			
Impact Fees, Sales Tax, Property Tax, other	<u>\$ 1,850,000</u>	<u>53.8%</u>	
<b>Total Manatee County Contributions</b>		<b>62.5%</b>	<b><u>\$ 2,150,000</u></b>

**Total Estimated Project Sources** **\$ 3,440,000**

Estimated annual net operating costs of \$400,000 to \$500,000

BCC C/Adm'n Off.  
 50. North County Appl  
 Costs 5/19/17



**Parks & Natural Resources  
 Department**  
 5502 33<sup>rd</sup> Avenue Drive West  
 Bradenton, FL 34209  
 Phone: (941) 742-5923  
[www.mymanatee.org](http://www.mymanatee.org)

July 17, 2017

## Lincoln Park Aquatic Facility

### Key Design Elements:

- Two Pool Facilities –
  - A main pool to be equipped with competitive swim lanes to accommodate high school and youth competitive swimming.
  - A support pool facility to be equipped with zero-depth, beach entry to accommodate learn to swim, drown prevention, and exercise therapy programs.
- State-of-the-art Filtration and Sanitation Systems
- Shaded Pool Decking
- Locker / Restroom Facility
- Lifeguard / First Aid Offices
- Expansion of the Existing Splash Pad Area with Larger Deck Space, Shade Structure and Additional Water Features
- Expanded Parking Availability
- Relocation of Basketball Courts to Sylvan Oaks Park

**These facilities will be designed and constructed following consultation with U.S. Swimming Association. This Association is the premier national authority for consultation on state-of-the-art, quality facilities and can be relied upon to provide the best design for the Lincoln Park site which honors the legacy of Lincoln High and supports the City of Palmetto community and all of Manatee County.**



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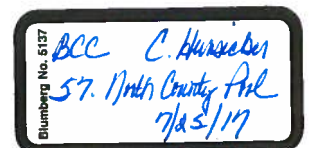
February 27, 2017

## North County - Palmetto Area Aquatic Facility

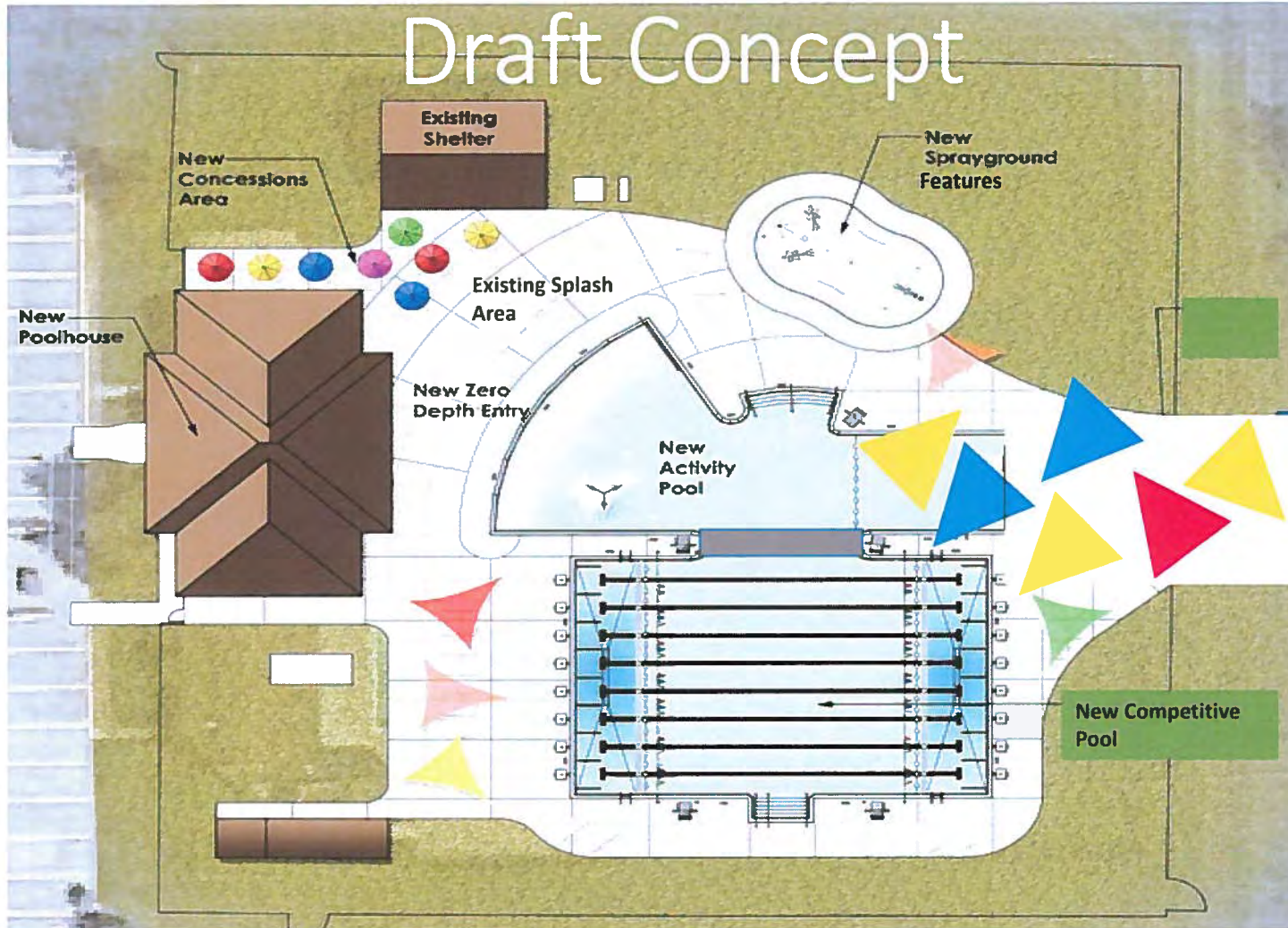
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# Draft Concept



Bumberg No. 5137  
BCC C. Musick  
57. North County Pool  
7/25/17