

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
COUNCIL OF GOVERNMENTS
BRADENTON AREA CONVENTION CENTER, LONGBOAT KEY ROOM
One Haben Boulevard
Palmetto, Florida
MAY 4, 2021**

Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>

Present were:

Vanessa Baugh, Chairman
George Kruse, First Vice-Chairman
Kevin Van Ostenbridge, Second Vice-Chairman
Reggie Bellamy, Third Vice-Chairman
Misty Servia
James A. Satcher III
Carol Whitmore

Also present were:


Dr. Scott L. Hopes, Acting County Administrator
William Clague, County Attorney
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

City of Bradenton Mayor, Gene Brown called the meeting to order at 4:00 pm.

AGENDA

BC20210504DOC008


1. CITY OF BRADENTON HOT TOPICS

 City of Bradenton Mayor Gene Brown stated the River Walk east is under construction and should be complete by the end of the year, the City of Bradenton was voted 11th in the County by Wallet.com for best small city to start a business, the Marauders are starting their season, and there will be fireworks on the Fourth of July.

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2. AMERICAN RESCUE PLAN


Karen Stewart, Deputy County Administrator, used a slide presentation to review the components of the American Rescue Plan (ARP) which offers direct federal aid to Counties. Manatee will receive \$78.2 million plus \$12 million in the second round of Emergency Rental Assistance. The Cities will also receive their own sum of money and the School Board will receive \$39 million. All of the funds will be distributed directly to local governments. The funds must be used by December 31, 2024. Detailed accounting will be required. She continued to review the allowable uses of the funds, the engagement of Ernst and Young as a consultant to optimize their strategy, a rapid assessment scope of work, Ernst and Young qualifications, partnerships and collaboration, and the next steps to engage partnerships and connecting partners with Ernst and Young.


Mayor Brown  stressed how important it is to work together and appreciates the offer to work with Ernst and Young.


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3. PINEY POINT PHOSPHOGYPSUM STACK CLOSURE


 Charlie Hunsicker, Parks and Natural Resources Director, used a slide presentation to discuss the history and location of Piney Point and the final conclusion to close the stacks. The current Florida Department of Environmental Protection (DEP) status report as of May 3, 2021 is available online at <https://protectingfloridatogether.gov/PineyPointUpdate>.

 Dr. Scott Hopes, County Administrator, stated the DEP reports are published daily on DEP's website. The proviso that came out commits the funding for the cleanup. He continued the slides to provide an overview of the situation no water has been discharged from the site since April 9, 2021, the County Health Department is working with property owners regarding well water sampling, treatment options, deep well construction contracts, the County will own the property the well is on, the permits, and the well itself, the Unified Command structure, and goals going forward.

 Mr. Hunsicker continued the slides and reviewed the entities monitoring the discharge and the effects to the bay, there were an additional 300 tons of nitrogen discharged in a week, lower Tampa Bay plume dispersion model verses the actual in water measurements of plume location from the discharge, there are algae blooms from Tarpon Springs to Charlotte County, but those are not caused by Piney Point, and current Piney Point sampling locations.

 Dr. Hopes responded that the property will be turned over to the County in park status at the end. The well permit will be owned by the County, and local government can make the decision as to what the well is used for.


 City of Palmetto, City Commissioner Brian Williams questioned if there are test sites into the aquifer.

 Dr. Hopes explained the well goes down 3000 feet into the lower aquifer which moves east to west. The water will slowly migrate miles into the Gulf of Mexico, and there will be a monitoring well, with multiple layers built into the walls of the well. The engineering reports will be public documents.


 Mayor Brown thanked the County Commission for all they are doing. BC20210504DOC011


4. **COUNTY BOAT RAMP CAPACITY/FUTURE RAMP AND LAUNCHES**


Charlie Hunsicker, Parks and Natural Resources Director, used a slide presentation to review boat ramp capacity and possible future sites. The coastline of Manatee County is flat, as there is no deep water. Launch lanes and parking spaces work hand in hand, and there are currently only 253 existing trailer spaces. There are future planned parking expansions for Fort Hamer and Kingfish Boat Ramps (20 additional spaces will be available when FDOT finishes the Manatee bridge replacement. A partnership with Manatee Fruit Company could result in a ramp at Peninsula Bay when development starts. The boat ramp will be a private ramp, where the County could potentially participate in a public/private partnership. A conceptual plan was discussed in 2008 to fill in coast line at the south end of the Skyway Bridge, and a final potential site in Terra Ceia could also be considered, also owned by Manatee Fruit Company.

 Commissioner Van Ostenbridge stated the possibility of Peninsula Bay could happen sooner, but permitting is needed for the dredging. Channels have to be dredged at the port, and that spoil must be put somewhere.


 City of Palmetto City Commissioner Brian Williams pointed out another possible area in Terra Sea by Peterson Bayou.


 Mr. Hunsicker explained there is no road to Peterson Bayou, but staff can look into the spot.


 City of Palmetto Mayor Shirley Groover Bryant expressed concern regarding the number of boat ramps available.


 Commissioner Whitmore encouraged everyone to work together to pursue the Skyway Bridge option.


 Chairman Baugh agreed that the Skyway Bridge site would be the best option.

 Discussion ensued regarding the number of registered boats in the County, what would the time frame be, and the County need more than just one new ramp.

 Commissioner Satcher expressed disappointment in the parking spaces that are being taken away in Palmetto, and stressed that serving the citizens is the main concern.

 Commissioner Bellamy stressed the importance of setting a time line, questioned how to proceed with the Skyway Bridge option, and looking at other options north of the river.

 Commissioner Servia noted the importance of taking the first step for the Skyway Bridge option.


 Mr. Hunsicker responded that the time frame for Fort Hamer could begin in 2022/2023 based on State approvals.

Mayor Brown stated the City of Bradenton is willing to help with efforts for the Skyway Bridge option.

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5. **TOWN OF LONGBOAT KEY BEACH NOURISHMENT**


Tom Harmer, Town Manager, reviewed beach nourishment projects in the Town of Longboat Key. He thanked the County for their cooperation.

 Charlie Mopps, Project Manager, used a slide presentation to review the website dedicated to the nourishment project, six on-going projects and what each entails, Segment 3 is complete, Segments 1 and 4 are the largest sections to work on, piggy backed on the County's contractor, issues with the North end, construction of north groin and structural stabilization, groins being placed in wash over area, placed the fallen trees in another area, staging, sand fill, the Gulfside Road area, and the New Pass groin and dredge (to begin in FY22).

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6. **AFFORDABLE HOUSING**


 Jennifer Yost, Community Development Project Manager, used a slide presentation to define affordable housing and what salaries qualify, average income needed for a two bedroom apartment, middle income residents are having difficulty finding housing, median sale price in Manatee County for a three bedroom home is \$345,000; average rent for apartments is \$1,255 for a two bedroom apartment, the cost burden by income, affordable households compared to renter households, and households that can afford more than affordable housing units are taking up the available units.

 Denise Thomas, Community Development Division Manager, continued the slides to review affordable housing programs and initiatives, surplus property for affordable housing,


Redevelopment and Economic Opportunity assesses the property to see if it can be conveyed for affordable housing, land can be conveyed to non-profits but there are restrictions, large parcel sites are not readily available, impact fees are a barrier to developers of affordable housing, Livable Manatee pays 100 percent of the impact fees for designated affordable units where 25 percent of the development is for affordable housing, the maximum initiative per project is \$500,000, State Housing Initiative (SHIP) is a designated funding source established through an increase in Doc Stamps and the program currently includes, housing rehabilitation, housing replacement, down payment assistance, disaster assistance and rental development assistance, HUD programs, and HOME Investment Partnership and Community Development Block Grant housing strategies.

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
CITIZEN COMMENTS


 Ron Griffin, Rod Bustle, Elaine Johnson (distributed information), Bob Gill, Richard Willis Gully (displayed a sign), and Julie Brown addressed boat ramps and expressed concern regarding the City of Palmetto selling the private property across from the Boat Ramp which will drastically reduce the available parking.


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 Andra Griffin addressed Piney Point and questioned if the water is being treated prior to being put in the well, noted science is not accurate, expressed concern regarding the property in Palmetto across from the boat ramp, and questioned if the County has any ownership in the property.

MEMBER COMMENTS


 Commissioner Kruse addressed the Palmetto property and the need for Boat ramps and parking, but also the benefit to tax payers if the property is sold. Everyone needs to work together to encourage more affordable housing and the possibility of forming a task force and universal incentives throughout the County.

 School Board Member Charlie Kennedy stated affordable housing is a definite need, and there needs to be a way to work across boundaries. The School Board could institute a reduction in impact fees, and look at property owned by the School Board not suitable for schools but could be used for affordable housing.

 Chairman Baugh noted affordable housing effects all of the municipalities, and there is a need to work together to develop solutions.

 City of Palmetto Mayor Shirley Groover Bryant suggested keeping the discussion going and have affordable housing as a continuous item on the agendas.

 City of Palmetto City Commissioner Brian Williams, thanked Commissioner Kruse for his comments and stressed the importance of affordable housing.

 Mayor Brown announced the retirement of Carl Callahan, City Administrator. The next meeting will be on August 3, 2021 hosted by the City of Bradenton Beach.

ADJOURN

There being no further business, Mayor Brown adjourned the meeting at 6:14 p.m.

Minutes Approved: June 8, 2021