

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
January 23, 2024**

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

Present were:

Mike Rahn, Chairman
Amanda Ballard, First Vice-Chairman
Ray Turner, Second Vice-Chairman
James A. Satcher, III, Third Vice-Chairman
Jason Bearden
George Kruse
Kevin Van Ostenbridge (attended via Zoom)

Also present were:

Charlie Bishop, County Administrator
William Clague, County Attorney
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

Chairman Rahn called the meeting to order at 9:00 a.m.

INVOCATION



The Invocation was led by Reverend Sam Rainer, West Bradenton Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Norman Hagel, Master Sergeant U.S. Marine Corps.

AGENDA

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| Revised Agenda Update 1 and Update Memorandum (dated 01/19/2024) | BC20240123DOC001 |
| | BC20240123DOC002 |
- Item 1 (new), Presentation of the 2023 Employee of the Year and Adoption of Proclamation Designating “Paul Panik Day” - Added to the Agenda
 - Item 2 (new), Presentation of the January Employee of the Month Award to JoLynn Schmitgen - Added to the Agenda, and written correspondence was received from Diana Adams
 - Item 7 (new), Adoption of Resolution R-24-024, regarding 75th Street West (from 20th Avenue West to Manatee Avenue West); and authorizing Commencement of Eminent Domain Proceedings and Utilization of Chapters 73 and 74, Florida Statutes – Added to the Agenda
 - Item 8 (new), Adoption of Resolution R-24-025, regarding 44th Avenue East (44th Avenue Plaza East to Lakewood Ranch Boulevard) and Lena Road (south of 44th Avenue East to north of Landfill Road); and Authorizing Commencement of Eminent Domain Proceedings and Utilization of Chapters 73 and 74, Florida Statutes – Added to the Agenda
 - Former Item 7 (new Item 11), Adoption of Resolution R-23-165, revising fees and policies for the Premier Sports Campus - Updated with the CAO Review Email (7/15/23) and revised Resolution R-23-165 correcting the date
 - Item 12 (new), Adoption of Resolution R-24-034, authorizing an Economic Development Incentive (EDI) – Project Sirius - Added to the Agenda
 - Former Item 9 (new Item 31), Adoption of Resolution R-24-020, regarding the Infrastructure Sales Tax, to add four projects to the Public Safety and Law Enforcement Categories; and Adoption of Budget Amendment Resolution B-24-044 - Moved from Consent to Advertised Public Hearings (Presentations Upon Request) with the addition of the Affidavit of Publication and the following changes to the cover sheet:
 - Background Discussion
 - 1. PROJECT(S) BEING ADDED

b. Manatee County Sheriff's Office - Fleet Facility Fuel Site - Port - 6106502 - IST #
PSLE01824 - ~~\$2,500,000~~ \$1,500,000

o Cost and Funds Source Account Number and Name

1. Fund 851 - ~~\$4,017,978~~ \$3,017,978

- Former Item 13 (new Item 17), Adoption of Resolution R-24-027, approving the Universal Form Agreement for Recreational Contractors and Instructors of the Natural Resources Department - Updated with revised Resolution R-24-027 correcting the date with a clean version of the Universal Form Agreement
- Former Item 22 (new Item 26), Execution and Recording of a Permanent Utilities Easement Agreement from Publix Super Markets, Inc., for property located at 14527 S.R. 70 East, Bradenton, Florida 34202 - Updated to revise the requested action and cover sheet:
 - o Execute and Record Permanent Utilities Easement Agreement from Publix Super Markets, Inc. (includes Consent and Joinder from Panda Express, Inc.); and
 - ~~o Record Affidavit of Ownership and Encumbrances from William W. Rayburn, as Vice President of Real Estate of Publix Super Markets, Inc.~~
- Former Item 23 (new Item 27), Adoption of Resolution R-24-029, authorizing the renewal of a Certificate of Public Convenience and Necessity (COPCN) for Advanced and Basic Life Support Interfacility Transport to West Coast Southern Medical Services, Inc. - Updated to revise the title to read: Adoption of Resolution R-24-029, authorizing the renewal and execution of a Certificate of Public Convenience and Necessity (COPCN) for Advanced and Basic Life Support Interfacility Transport to West Coast Southern Medical Services, Inc.
- Former Item 25, Execution of the First Amendment to Impact Fee Credit and Utility Reimbursement Agreement for 24th Street East Extension Project with CC 301 Manatee Business Center, LLC; and Adoption of Budget Amendment Resolution B-24-046 - Deleted from the Agenda
- Item 28 (new), Authorization to Request and Payment for Release of Conservation Easement to Southwest Florida Water Management District pertaining to 44th Avenue East and Lena Road - Added to the Agenda
- Former Item 28 (new Item 33), Authorization to submit the Substantial Amendment to the 2019/20, 2020/21, 2021/22 and 2022/23 Annual Action Plans - Updated to include written correspondence from Glen Gibellina
- Former Item 29 (new Item 34), Adoption of Resolution R-24-030, declaring a State of Local Emergency - Updated with the finalized resolution
- Former Item 30 (new Item 35), Appointment of Five Applicants to the Library Advisory Board - Updated to delete the application for Janice Schultz who applied for Seat 7
- Former Item 31 (new Item 36), Adoption of Resolution R-24-026, budgeting and appropriating legally available funds for a Catalytic Loan to Community Assisted & Supported Living, Inc. (CASL); Approving and Authorizing Loan documents consistent with the executed Loan Term Letter, dated January 9, 2024; and Adoption of Budget Amendment Resolution B-24-051 - Updated with the following documents: Resolution R-24-026, Budget Amendment Resolution B-24-051, and Executed Catalytic Project Loan Term Letter (1/9/24)
- Former Item 32 (new Item 37), Execution of Catalytic Loan Agreements between Manatee County and Community Assisted & Supported Living, Inc. (CASL), a Not-For-Profit corporation for the acquisition of a 43-Unit commercial development to be redeveloped into a 60-unit mixed-use Affordable Housing development located at 8110 Tamiami Trail, Sarasota, FL 34243, in the principal amount of \$1,750,000 - Updated with the following documents: Executed Catalytic Project Loan Term Letter (1/9/24), Land Use Restriction Agreement, Promissory Note, Environmental Indemnity, Completion Guaranty, Mortgage Agreement and County Attorney Office Comments

Revised Agenda Update 2 and Update Memorandum (dated 01/22/2024)

BC20240123DOC003

- Item 3 - Water Quality Update - Revised Power Point slideshow added to agenda and attached
- Item 29 - Execution of an Impact Fee Credit Agreement for Transportation Improvements and Right-of-Way Dedication with EPG Parrish, LLC - Deferred to the February 13, 2024, meeting.

BC20240123DOC004

- Item 37 - Execution of Catalytic Loan Agreements between Manatee County and Community Assisted & Supported Living, Inc. (CASL), a Not-For-Profit corporation for the acquisition of a 43-Unit commercial development to be redeveloped into a 60-unit mixed-use Affordable Housing development located at 8110 Tamiami Trail, Sarasota, FL 34243, in the principal amount of \$1,750,000 - - Supporting Documentation added to agenda and attached.
- Item 39 - Formerly Item 25 on agenda - Execution of the First Amendment to Impact Fee Credit and Utility Reimbursement Agreement for 24th Street East Extension Project with CC 301 Manatee Business Center, LLC; and Adoption of Budget Amendment Resolution B-24-046 - Previously deleted from the agenda on the first Update Memo (1.19.24) and is now being added back onto the agenda.
- Item 38 - Execution of Letter to the State of Florida Division of Emergency Management for the Local Mitigation Strategy Plan Annual Update - Moved to the Consent portion of the agenda.

CONSENT AGENDA – ITEMS PULLED BY COMMISSIONERS

There were no items pulled.

RECESS/RECONVENE: 9:04 a.m. – 9:09 a.m. The Board of County Commissioners recessed for the purpose of holding a Port Authority meeting. The County Commission reconvened with all Commissioners present, with Commissioner Van Ostenbridge attending via Zoom.

PRESENTATIONS/AWARDS/PROCLAMATIONS


1.  2023 Employee of the Year – Paul Panik Day, January 23, 2024, accepted by Paul Panik, Environmental Program Manager, Natural Resources. BC20240123DOC005

A motion was made by Commissioner Kruse, seconded by Commissioner Turner, and carried 7-0, to adopt Proclamation designating January 23, 2024 as Paul Panik day.

2. January 2024 Employee of the Month – JoLynn Schmitgen, Maintenance Data Coordinator, Utilities.

BC20240123DOC006

A motion was made by Commissioner Kruse, seconded by Commissioner Bearden, and carried 7-0, to adopt the following Proclamations:


4. Black History Month – February 2023, accepted by Luther Wilkins, President of Manatee County NAACP BC20240123DOC007
5.  Gulf Coast Games for Life Month – February 2023, accepted by Allison Minardi, Recreation Division Manager, Sports and Leisure Services BC20240123DOC008

3. **WATER QUALITY UPDATE**

Charlie Hunsicker, Natural Resources Director, used a slide presentation to provide an update on water quality reviewing Environmental Protection Division leadership, proactive track record, monitoring stations across the County, University of Florida Institute of Food and Agriculture Sciences (IFAS) programs, 114,262 acres of seagrass, stormwater sampling, emergency sampling, proactive fertilizer ordinance enacted in 2011, surface water quality, total nitrogen levels, partnerships with Keep Manatee Beautiful and other organizations, planning for the future including improvements in wastewater facilities, stormwater improvements, natural systems, restoration projects that benefit water quality including work at preserves, testing, inspections, and verification, and expanding air/water quality monitoring program.

Discussion ensued regarding this information will be available online for residents, important work, and funding is designated to assist with these programs.

Aedan Stockdale, Education, Volunteer Division Manager, stated oyster chains are available from Natural Resources.


 Mr. Hunsicker explained the first 200 feet of soil in Florida is vulnerable, and there is some clay, but there is a 300-foot layer of dolomitic limestone, and the drinking water sits well below that to about 900 feet. Much of the drinking water in Manatee County comes from Lake Manatee, and it needs to be protected. Agriculturists know the importance of protecting drinking water from the effects of fertilizer. The deep water in the aquafer is protected.


BC20240123DOC009

BC20240123DOC010

CITIZEN COMMENTS (Future Agenda Items Only)

 Andra Griffin requested phone-in citizen comments be reinstated, drinks allowed in Chambers, and the need for Department of Children and Families (DCF) to have investigations stay with the Sheriff.


 Glen Gibellina displayed a flyer for earth-built homes, the need for transparency, costs of impact fee study, and funds for veteran housing.

 Discussion ensued that the legislature made the decision regarding investigators for DCF.

There being no further citizen comments, Chairman Rahn closed citizen comments.

CONSENT AGENDA

CITIZEN COMMENTS (Consent Agenda Only)

 There being no citizen comments, Chairman Rahn closed citizen comments.

A motion was made by Commissioner Turner, seconded by Commissioner Kruse, and carried 7-0, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum.

6. CLERKS CONSENT AGENDA

BC20240123DOC011

A. **WARRANT LISTING**

Accept the Warrant (Check) Listing for the Month of December 2023, issued by the Finance Department

BC20240123DOC012

B. **MINUTES**

Approve the Minutes of December 12, 2023

C. **REFUNDS**

Approve the following Refunds:

1. Marilyn Rangel – Billing Adjustment, \$1,340.61 BC20240123DOC013

2. McClure Properties Ltd. – Transportation Impact Fees, Northeast District, \$35,496 BC20240123DOC014

3. Morris Engineering and Consulting LLC – Withdrawn Application, \$1,500 BC20240123DOC015

D. **REPORTS**

Accept the following Reports

1. Housing Finance Authority- FY22/23 and 23/24 Amended budgets, Resolutions 2023-05 and 2023-06 BC20240123DOC016

2. Housing Finance Authority- FY22/23 Audited Financial Statements BC20240123DOC017

3. Sarasota Manatee Airport Authority – Board meeting dates for 2024 BC20240123DOC018

4. Trevesta Community Development District (CDD) – FY 23/24 Amended Budget BC20240123DOC019

E. CORRECTIVE DOCUMENTS

1. Adopted Corrected Budget Amendment Resolution B-23-161/3, correcting the amounts in the Pandemic Grants Capital Projects interest transfer amount from \$2,555,860 to 2,548,699 BC20240123DOC020

F. CERTIFICATES OF LIABILITY

Accept the following Certificates of Liability

1. Certificate of Liability Insurance from Waste Management Holdings, Inc., and all Affiliated, Related, and Subsidiary Companies including Waste Management of Manatee County. BC20240123DOC021
2. Certificate of Liability Insurance from Waste Pro USA, Inc. and its subsidiaries BC20240123DOC022

7. COUNTY ATTORNEY/LAWSUIT

Adopted Resolution R-24-024, regarding public purpose and necessity for in furtherance of 75th Street West (from 20th Avenue West to Manatee Avenue West); authorizing acquisition of property; delegating authority; and authorizing commencement of Eminent Domain Proceedings and Utilization of Chapters 73 and 74, Florida Statutes BC20240123DOC023

8. COUNTY ATTORNEY/LAWSUIT

Adopted Resolution R-24-025, regarding public purpose and necessity for in furtherance of 44th Avenue East (44th Avenue Plaza East to Lakewood Ranch Boulevard) and Lena Road (south of 44th Avenue East to north of Landfill Road); authorizing acquisition of property; delegating authority; and authorizing Commencement of Eminent Domain Proceedings and Utilization of Chapters 73 and 74, Florida Statutes BC20240123DOC024

9. COUNTY ATTORNEY/LAWSUIT

Allowed Plaintiff's Demand for Judgment (dated 1/11/24) in the amount of \$125,000 to Manatee County to expire and take no action regarding the Demand for Judgment in the matter of Doug Moran, individually and as Personal Representative of the Estate of Jeanette Moran v. Manatee County, Florida, et al., Case No. 2022-CA-1223 BC20240123DOC025

10. COMMUNITY AND VETERANS SERVICES/AGREEMENT

- Executed the agreement with School District of Manatee County for driver education in the amount of \$201,532 (Slosberg Funds) for the time period October 1, 2023 through September 30, 2024; and
- Adoption of Budget Amendment Resolution B-24-047, amending the annual budget for Manatee County, Florida for Fiscal Year 2024 BC20240123DOC026

11. CONVENTION AND VISITORS BUREAU/RESOLUTION

Adopted Resolution R-23-165, revising fees and policies for the Premier Sports Campus BC20240123DOC027

12. DEVELOPMENT SERVICES/RESOLUTION

Adopted Resolution R-24-034, authorizing an Economic Development Incentive (EDI) – Project Sirius BC20240123DOC028

13. DEVELOPMENT SERVICES/FINAL PLAT/STAR FARMS, PHASE V, SUBPHASES A-L

- Executed and Authorized recording of Final Subdivision Plat;
- Authorized recording of the Thirteenth Amendment to Community Declaration for Star Farms at Lakewood Ranch;
- Accepted, executed, and Authorized recording of Mortgagee's Joinder in Ratification of Subdivision Plat and All Dedications and Reservations Thereon for Star Farms, Phase V, Subphases A-L;
- Authorized the County Administrator to Accept, Execute, and Record Agreement for Private Subdivision with Public Improvements Star Farms, Phase V, Subphases A-L, from Forestar (USA) Real Estate Group, Inc., a Delaware Corporation;

- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239096, \$151,298.16;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107596, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239099 issued through Liberty Mutual Insurance Company for \$217,073.68;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107597, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms Phase V, Subphases A-L, Surety Bond 016239102, \$119,423.46;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107598, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239105, \$334,200.04;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107599, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239108, \$368,808.51;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107600, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239110, \$390,102.31;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107601, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239112, \$192,399.29;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107602, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239115, \$132,622.88;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107603, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239118, \$274,130.42;

- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107604, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239121, \$433,899.38;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107605, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239124, \$237,629.60;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107606, \$13,000;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239127, \$161,847.47;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107607, \$13,000;
- Authorized the County Administrator to Accept, Execute, and Record Agreement for Private Subdivision with Private Improvements, Star Farms, Phase V, Subphases A-L, from Forestar (USA) Real Estate Group, Inc., a Delaware Corporation;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239095, \$471,409.45;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107593, \$19,577.22;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239128, \$83,008.90;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 0162399097, \$482,728.03;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239098, \$31,068.18;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239129, \$8,431.80;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239100, \$274,271.40;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239101, \$17,815.20;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239130, \$3,450.20;

- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239103, \$837,968.43;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239104, \$48,932.00;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239131, \$14,300;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239106, \$996,515.91;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107594, \$47,911.24;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239132, \$111,464.60;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239107, \$779,777.12;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239109, \$43,675.32;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239133, \$62,877.10;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239111, \$404,489.15;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 1107595, \$19,991.40;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239134, \$25,651.60;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239113, \$306,806.89;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239114, 19,008.60;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239135, \$41,130.70;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239116, \$472,285.78;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239117, \$32,314.10;

- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239136, \$44,166.20;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239119, \$366,647.13;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239120, \$27,488.50;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239137, \$16,183.70;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239122, \$447,434.59;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239123, \$28,724.28;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239138, \$53,643.20;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239125, \$288,192.13;
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239126, \$16,228.68; and
- Authorized the County Administrator to accept and execute Surety Bond for Performance of Required Improvements, Star Farms, Phase V, Subphases A-L, Surety Bond 016239139, \$12,464.40

BC20240123DOC029

14. **FINANCIAL MANAGEMENT/BUDGET AMENDMENT RESOLUTION**

- Adopted Budget Amendment Resolution B-24-034, and
- Adopted Budget Amendment Resolution B-24-042 for Infrastructure Sales Tax

BC20240123DOC030

15. **FINANCIAL MANAGEMENT/AGREEMENT**

Authorize the Purchasing Official, or designee, to execute Agreement No. 24-TA004973SAM for S.R. 70/15 Street East Watermain Relocation, and accept and date the Public Construction Bond, to the lowest responsive and responsible bidder: Woodruff & Sons, in the not-to-exceed amount of \$578,352.98 based on a construction completion time of 160 calendar days

BC20240123DOC031

16. **FINANCIAL MANAGEMENT/AGREEMENT**

Authorized the Purchasing Official, or designee, to execute Agreement No. 24-TA004983SB for Real Property Appraisal Services to BBG Valuation, Inc., Calhoun, Collister & Parham, Inc., CBRE, Inc., Colliers International Valuation & Advisory Services, LLC, Compass Real Estate Consulting, Inc., Kenneth C. Evans, P.A., Lee Pallardy, Inc., Sparks Advisors, Inc., The Spivey Group, Inc., and The Urban Group, Inc.

BC20240123DOC032

17. **NATURAL RESOURCES/RESOLUTION**

- Adopted Resolution R-24-027, approving the Universal Form Agreement for Recreational Contractors and Instructors of the Natural Resources Department; and
- Executed of the Universal Form Agreement for Recreational Contractors and Instructors of the Natural Resources Department

BC20240123DOC033

18. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Accepted and authorized recording of Permanent Utilities Easement from Gateway Commons Apartments, LLC (includes Consent and Joinder from The Northern Trust Company) for property located at 9312 52nd Avenue East, Palmetto; and
 - Authorized recording of Affidavit of Ownership and Encumbrances from Richard Trzcinski
BC20240123DOC034
19. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Accepted and authorized Recording of Permanent Utilities Easement from 7201 15th Street, LLC (includes Consent and Joinder from Seacoast National Bank) for property located at 1550 Biotech Way, Sarasota
BC20240123DOC035
20. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Accepted Special Warranty Deed from GTIS I VGC, LP For Property Located at 2400 26th Avenue East, Bradenton, Florida 34208 (27th Street East Functional Improvements from 38th Avenue East to 26th Avenue East); and
 - Accepted Temporary Construction Easement from GTIS I VGC, LP
BC20240123DOC036
21. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Accepted a Warranty Deed for Parcel 113 from Palmetto 1105 LLC, for property located at 1105 16th Avenue East, Palmetto
BC20240123DOC037
22. **PROPERTY MANAGEMENT/RESOLUTION**
- Adopted Resolution R-24-033, authorizing the Execution of a License Agreement between Manatee County and the Valkyries of Manatee, Inc., for the property located at 634 Woodstock Road, Bradenton; and
 - Executed the License Agreement with the Valkyries of Manatee, Inc.
BC20240123DOC038
23. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Authorized the County Administrator to execute the Second Notice Letter of Breach of the Corrective Deed to Visible Men Academy, Inc. (this letter will be executed and sent on January 25, 2024); and
 - Authorized staff to negotiate an Agreement for the County to reimburse the 2015 purchase price to Visible Men Academy, Inc.
BC20240123DOC039
24. **PROPERTY MANAGEMENT/CONTRACT**
- Execution of Contract for Sale and Purchase of Parcel 149 with Ahmed Aburahmah for property located at 11158 Upper Manatee River Road, Bradenton, \$700,000
BC20240123DOC040
25. **PROPERTY MANAGEMENT/CONTRACT**
- Executed Contract for Sale and Purchase with Miller Enterprises of Manatee, Inc., for property located at 7420 U.S. Highway 41 North, Palmetto, \$315,789
BC20240123DOC041
26. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**
- Executed and Record Permanent Utilities Easement Agreement from Publix Super Markets, Inc. (includes Consent and Joinder from Panda Express, Inc.) for property located at 14527 S.R. 70 East, Bradenton
BC20240123DOC042
27. **PUBLIC SAFETY/RESOLUTION**
- Adopted Resolution R-24-029, authorizing the renewal (and execution) of a Certificate of Public Convenience and Necessity (COPCN) for Advanced and Basic Life Support Interfacility Transport to West Coast Southern Medical Services, Inc.
BC20240123DOC043

28. **PUBLIC WORKS/DEEDS AND EASEMENTS**

- Authorized the Public Works Director or his designee to submit to Southwest Florida Water Management District (SWFWMD) a request to Release a Conservation Easement encumbrance from lands associated with the proposed 44th Avenue East and Lena Road Capital Improvement Projects.
- Authorized payment of \$20,655 as compensation to SWFWMD for the release of lands from an existing conservation easement.
- Authorized payment of recording fees associated with the recording of the Conservation Easement release documents

BC20240123DOC044

30. **PUBLIC WORKS/AGREEMENT**

Executed the Master Cooperative Funding Agreement for Public Transportation Services with the University of South Florida (USF) and the Center for Urban Transportation Research (CUTR).

BC20240123DOC045

38. **PUBLIC SAFETY/LETTER**

Executed Letter to the State of Florida Division of Emergency Management for the Local Mitigation Strategy Plan Annual Update

BC20240123DOC046

39. **PUBLIC WORKS/IMPACT FEE CREDIT AGREEMENT**


- Executed First Amendment to Impact Fee Credit and Utility Reimbursement Agreement for 24th Street East Extension Project with CC 301 Manatee Business Center, LLC; and
- Adopted Budget Resolution B-24-046, amending the annual budget for Manatee County, FL, for fiscal year 2024. This budget amendment adjusts the FY24-28 CIP

BC20240123DOC046

(End Consent Agenda)

PUBLIC HEARINGS (Presentation upon Request)

31. **FINANCIAL MANAGEMENT/RESOLUTION**


 A duly advertised public hearing was held to consider adoption of proposed Resolution R-24-020, regarding the Infrastructure Sales Tax, to add four projects to the Public Safety and Law Enforcement Categories.

There being no public comment, Chairman Rahn closed public comment.


 A motion was made by Commissioner Bearden, seconded by Commissioner Satcher and carried 7-0, to adopt Resolution R-24-020, approving changes to the Project and Equipment List, and adopt Budget Amendment Resolution B-24-044.

BC20240123DOC046

32. **PROPERTY MANAGEMENT/RESOLUTION**

 A duly advertised public hearing was held to consider adoption of proposed Resolution R-24-019; and accept Permanent Drainage Easement from Kathleen C. Alexander


There being no public comment, Chairman Rahn closed public comment.

 A motion was made by Commissioner Ballard, seconded by Commissioner Satcher and carried 7-0, to adopt Resolution R-24-019; and Accept Permanent Drainage Easement from Kathleen C. Alexander.

BC20240123DOC047

PUBLIC HEARINGS (Presentation scheduled)

33. **COMMUNITY AND VETERANS SERVICES/ANNUAL ACTION PLANS**

 A duly advertised public hearing was held to consider adoption of proposed Resolution receive citizen comments on the draft Substantial Amendment to the 2019/20, 2020/21,

2021/22 and 2022/23 Annual Action Plans and authorize staff to finalize the Substantial Amendment to the 2019/20, 2020/21, 2021/22 and 2022/23 Annual Action Plans and submit it to the U.S. Department of Housing and Urban Development (HUD).

 Tracie Adams, Community and Veterans Services introduced the item.

Julia Viera, Community Development Project Manager, used a slide presentation to address the action plan and changes to projects including cancelling Contemporary Housing Alternatives of Florida for Affordable Rental housing assistance, and giving that funding to Habitat for Humanity Poling Gardens and the County Foster Children's shelter rehabilitation. The changes need to be turned in to HUD with comments.


There being no public comment, Chairman Rahn closed public comment.

A motion was made by Commissioner Turner, seconded by Commissioner Kruse and carried 7-0, authorize staff to finalize the Substantial Amendment to the 2019/20, 2020/21, 2021/22 and 2022/23 Annual Action Plans and submit it to the U.S. Department of Housing and Urban Development (HUD). BC20240123DOC048

34. **COUNTY ADMINISTRATOR/RESOLUTION**


Charlie Bishop, County Administrator, noted the State of Emergency was due to weather on January 9, 2024.


There being no public comment, Chairman Rahn closed public comment.

 A motion was made by Commissioner Turner, seconded by Commissioner Satcher and carries 7-0, to adopt Resolution R-24-030, declaring a State of Local Emergency due to severe weather on January 9, 2024. BC20240123DOC049

35. **COMMUNITY AND VETERANS SERVICE/LIBRARY ADVISORY BOARD APPOINTMENTS**

Discussion ensued regarding reopening the application process to see if more citizens apply for the board positions.


 A motion was made by Commissioner Van Ostenbridge and seconded by Commissioner Bearden to reopen the application process for the Library Advisory Board.

 Tammy Parrott, Library Services Manager, noted this is most applicants they have had. The current Board expires in January, and she is satisfied with the applicants.

 Discussion ensued that the applicants are not like-minded with the Board.


 William Clague, County Attorney, addressed expired seats.

 Ms. Parrott explained if the returning applicants are not confirmed, there would only be two active members.


 Discussion ensued that there are two seats remaining and the motion could be amended to reappoint members who applied, and the decision is at the discretion of the Board.

Commissioner Van Ostenbridge did not agree to amend his motion.

Andra Griffin questioned the existence of libraries.

 Glen Gibellina disagreed with tabling the item, and stressed the importance of listening to staff.


There being no public comment, Chairman Rahn closed public comment.

 Discussion continued that the positions were well advertised, this Board was created in association with a millage, ensure they are following the ordinance, specific requirements for each seat, and the need to keep a quorum.

The motion carried 6-1, with Commissioner Kruse voting nay.

BC20240123DOC050

36. **DEVELOPMENT SERVICES/RESOLUTION**

 The request is to:

- Adopt Resolution R-24-026, budgeting and appropriating legally available funds for the Catalytic Loan to CASL, in the amount of \$1,750,000;
- Approve and authorize loan documents consistent with the Term Letter dated January 9, 2024, for the acquisition of a 43-unit commercial development located at 8110 Tamiami Trail, Sarasota, FL 34243, for the redevelopment of the site to a 60-unit mixed-use affordable housing development project; and
- Adopt Budget Amendment Resolution B-24-051, amending the annual budget for Manatee County, FL, for fiscal year 2024.

and

37. **DEVELOPMENT SERVICES/AGREEMENT**


The request is to:

Execute the Catalytic Loan Agreements between Manatee County and CASL, for the acquisition of a 43-unit commercial development located at 8110 North Tamiami Trail, Sarasota, FL 34243, to be redeveloped into a 60-unit mixed-use affordable housing project in the amount of \$1,750,000

 Nicole Knapp, Development Services Director, introduced the items.

Rowena Young-Gopie, noted the Board approved the loan in December to CASL. The action today completes the request.

Discussion ensued that this is a great project and good use of funds.

 There being no public comment, Chairman Rahn closed public comment.

Item 36

A motion was made by Commissioner Ballard, seconded by Commissioner Bearden and carried 7-0, to:

- Adopt Resolution R-24-026, budgeting and appropriating legally available funds for the Catalytic Loan to CASL, in the amount of \$1,750,000;
- Approve and authorize loan documents consistent with the Term Letter dated January 9, 2024, for the acquisition of a 43-unit commercial development located at 8110 Tamiami Trail, Sarasota, FL 34243, for the redevelopment of the site to a 60-unit mixed-use affordable housing development project; and
- Adopt Budget Amendment Resolution B-24-051, amending the annual budget for Manatee County, FL, for fiscal year 2024.

BC20240123DOC051

Item 37

A motion was made by Commissioner Turner, seconded by Commissioner Bearden and carried 7-0, to execute the Catalytic Loan Agreements between Manatee County and CASL, for the acquisition of a 43-unit commercial development located at 8110 North Tamiami Trail, Sarasota, FL 34243, to be redeveloped into a 60-unit mixed-use affordable housing project in the amount of \$1,750,000

BC20240123DOC052

COMMISSIONER COMMENTS

There were no Commissioner Comments.

JANUARY 23, 2024

(Continued)

ADJOURN

There being no further business, Chairman Rahn adjourned the meeting at 10:53 a.m.

Minutes Approved: February 13, 2024