

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
September 1, 2026**

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

Present were:

Tal Siddique, Chairman District 3
Amanda Ballard, First Vice-Chairman District 2
George Kruse, Second Vice-Chairman, District 7
Dr. Bob McCann, District 5
Jason Bearden, District 6
Mike Rahn, District 4

District 1 seat is vacant.

Present were:

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney
Vicki Tessmer, Deputy Clerk, Clerk of the Circuit Court

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

INVOCATION

Reverend Brock Patterson, Longboat Island Chapel, delivered the invocation.

PLEDGE OF ALLEGIANCE



Todd L. Enders, Chief Warrant Officer, Navy Veteran, led the Pledge of Allegiance.

ANNOUNCEMENTS

Charlie Bishop, County Administrator, announced additional public comments were received for Items 2, 30, 34, and 36.

AGENDA

Agenda Update Memorandum 1 (8/27/2026)

BC20260901OC001

BC20260901OC002

BC20260901OC003

- Generic Public Comment – Added to the agenda
- Item 2, Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - Updated with additional public comments
- Item 40, Review of Proposed FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program, Local Formula Application for Manatee County Sheriff's Office Public Safety Needs - Added to the Agenda
- Item 13, Adoption of Budget Amendment Resolution B-26-105; and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax - Updated with Budget Amendment Resolution B-26-106 and revised Budget Amendment Resolution B-26-105
- Item 32, Confirmation of Appointment of Deputy County Administrator - Updated with Stephanie Garrison's resume
- Item 38, Continued Discussion Regarding County Reserve Policy - Added to the Agenda
- Item 34, Approval of Project Wolf, Advanced PFAS Treatment for Landfill Leachate and Biosolids at Lena Road Landfill; and Adoption of Budget Amendment Resolution B-26-109 - Updated with Commissioner Questions, revised Cover Sheet that includes a revised Title and

Action Requested (in strikethrough/underline format), Resolution R-26-122, and the County Administrator Recommendation Memorandum (dated 8/27/26)

- Item 37, Approval of the 2027 Medical, Dental, Vision, and Retiree cost sharing for the self-funded and fully insured employer sponsored benefits - Added to the Agenda
- Item 39, Projected Transit System Changes for Manatee County - Added to the Agenda

Agenda Update Memorandum 1 (8/31/2026)

BC20260901OC004

- Generic Public Comment – Updated with additional public comments BC20260901OC003
- Item 2, Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - Updated with public comments
- Item 11, Execution of Lease Agreement between Manatee County and The Eternity Temple Washington Park Community Development Corporation, Inc. - Updated with a revised Lease Agreement
- Item 12, Execution of Lease Agreement between Manatee County and Rubonia Community Association, Inc. - Updated with a revised Lease Agreement
- Item 13, Adoption of Budget Amendment Resolution B-26-105; and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax - Updated with final Budget Amendment Resolution B-26-106
- Item 41 Acceptance and Refund of Donation from Big Bill Foundation for 18th Annual Robinson Preserve 5K/10K Race - Added to the Agenda
- Item 25, Execution of Lease Agreement between Manatee County and SPCA Property Co, LLC, for the property located at 5516 21st Avenue West, Bradenton - Updated with revised Instructions to Board Records (in strikethrough/underline format) and public comment
- Item 26, Adoption of Resolution R-26-110, accepting a State Grant Award from the State of Florida, Division of Emergency Management, for the Emergency Management Preparedness and Assistance (EMPA) Grant Agreement FY 26/27; and the Adoption of Budget Amendment Resolution B-26-098 - Updated to revise the Action Requested to include Adoption of Budget Amendment Resolution B-26-098 (in strikethrough/underline format)
- Item 27, Adoption Resolution R-26-087, authorizing the Chairperson or designee to sign the Federal Fiscal Year (FFY) 2026 annual Federal Transit Administration (FTA) Certifications and Assurances - Updated to revise the Action Requested (in strikethrough/underline format) and attach a Letter designating Signature of Authority for FTA Assistance and Awards
- Item 30, Adoption of Ordinance 26-40, Amending Article IV of Chapter 2-25 of the Manatee County Code and Revising ELMAC Membership Eligibility, Terms, Number of Seats and Procedures - Updated with the clean version of Ordinance 26-40 and the strikethrough/underline version of Ordinance 26-40
- Item 34, Approval of Project Wolf, Advanced PFAS Treatment for Landfill Leachate and Biosolids at Lena Road Landfill; Adoption of Budget Amendment Resolution B-26-109; and Adoption of Resolution R-26-122 - Updated with public comment and a revised PowerPoint Presentation
- Item 35, Adoption of Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton - Updated with public comments
- Item 36, Light Up Manatee Project Status Update - Updated with public comments and a PowerPoint Presentation

AWARDS AND PRESENTATIONS

1.  Team Member of the Month for September 2026, presented to Danny Swain, County Surveyor, Property Management Department. BC20260901DOC005

PROCLAMATIONS

A motion was made by Commissioner Kruse, seconded by Commissioner Ballard, and carried 6-0, to adopt the following proclamations:

3.  25th Anniversary of 9/11 and Honoring Kay Daniels Day – September 11, 2026, accepted by John Agnelli. BC20260901DOC006
5.  Tribute to Heroes' Day – September 11, 2026, accepted by Chief Tim Geer, City of Bradenton Fire, and Chief Billy Smith. BC20260901DOC007
6.  Usher Syndrome Awareness Day - September 19, 2026, accepted by Brittany and Zoey Morgan. BC20260901DOC008
4. National Preparedness Month – September 2026. BC20260901DOC009

REQUESTS BY COMMISSIONERS

Commissioner McCann pulled Items 14, 18 and 19.

TIME CERTAIN – 9:00 a.m.

2. **DEVELOPMENT SERVICES/PROJECT GRACE**

 Nicole Knapp, Development Services Director, introduced the item, and reviewed previous action taken on July 28, 2026, regarding alternative locations and site plan information, public reaction, the purpose of Premier Sports Campus, rezone and General Development Plan (GDP) approved in 2022 for an additional 126 acres, building heights, setback for building over three stories, November 6, 2025, action to amend the GDP which confirmed additional facilities including a parking garage, appropriate changes can be administratively approved, economic development agreement with Icemann Development LLC, specifications of the proposed ice rink complex, Final Site Plan (FSP) is an administrative approval process based on the GDP, and alternative sites were not considered based on the applicant's needs.

 Discussion ensued regarding the applicant not wanting to consider other sites.

 Gordon Zimmerman, Icemann Development LLC, responded the Lemieux Center in Pittsburg is different since there are no medical facilities proposed for the site, this is a recreational, multi-plex proposal, and they will have spaces for strength and conditioning, rental costs differ depending on the use of the rinks, alliances with various medical groups to assist, parking options, bringing sports and hockey to families, and alternative locations would not suit their needs. If an ice rink is not built, there will be other facilities built in its place. Ice rinks are very expensive buildings and service the community, but skating will not be free.

Elliott Falcione, Convention and Visitors Bureau Director, explained that staff approached Mr. Zimmerman regarding alternate sites, but Mr. Zimmerman feels Premier Sports is the appropriate location for this type of facility.

 Discussion ensued regarding time limits for Board Members speaking, why is this on the agenda when no new information is being presented, Premier Sports is the natural place for this project, concerns with facilitating competition with other business owners in the County, need more information to make an educated decision, how do they plan on

paying all the operating expenses, stadiums do not make money, and what are the financial benefits to the County.

Mr. Zimmerman responded to questions that they have similar facilities that are privately owned, and they have experience making this business model work. Based on his experience, once a facility is built, teams will use that facility. There are 36 varsity hockey teams in the Tampa Bay area, and there are not enough rinks. Revenue will be generated. He did not ask the government to assist with the building. The funding supplied by the County will come from Tourist Development Taxes. The facility will produce \$16 to \$17 million per year. The funding contributed by Manatee County will go to the land. Icemann was invited to come to Manatee County to build this project, and their other project, Center Ice, broke even within one year. Icemann is willing to work with other rinks in the area, and the Tampa Bay Lightning works with all the nearby rinks, but more rinks are needed.



Discussion continued regarding marketing demands that a facility like this would make money, should not compete with private industry, could possibly shut down other facilities in town, need a marketing plan, protect the citizens, and not have government involved in shutting down another business, land lease for the project, June 16 approval was pending land lease ratification, business plans, the Board makes final decisions, if this moves forward, a land lease will be brought forward, and each Commissioner will be briefed on the terms.



Mr. Falcione noted the details will be spelled out in the land lease, and there are private investors involved; therefore, time is of the essence.

Mr. Zimmerman stated they are in the process of reviewing uses, the scope of the building, AI put out a narrative that was not theirs, and they wish to be a partner with Manatee County, as there is a return on investment for all partners. Mr. Zimmerman guaranteed the building will make money by year three, and he is willing to put that into a contract.

RECESS/RECONVENE: 10:25 a.m. – 10:36 a.m. All Commissioners were present.



Chairman Siddique noted the 10-minute time limit for comments on Commissioners is related to discussion after a motion.



Commissioner McCann addressed the motion pertaining to Project Grace made on July 28, 2026, to move the project to a different location. When directions are given to staff, staff should follow that direction.



Discussion ensued regarding staff working with Mr. Zimmerman and he made the determination not to seek other locations, and the Board needs more information from staff.

Ms. Knapp stated the applicant is not interested in alternative locations, and they need to abide by the applicant's wishes.

 Discussion ensued regarding Commissioner questions, this is not the way to approach situations like this regarding economic development, this item is not ready for discussion, and there is no value in keeping this item going.

 A motion was made by Commissioner McCann and seconded by Chairman Siddique for staff to cease negotiations and not move this project forward.

 Michael Picard (submitted a rendering), Heather Conroy, Jim Floor (submitted documents), Mark Shumaker, Rosella Stromberg (displayed a photograph), Kathleen Flora (submitted a site evaluation matrix), Shawn Picard, Dom Vacheron, Nicolas Keen, Thomas Hurt (submitted a petition), Emma Chinault, Matt Smith (submitted a photograph), Pat Simmons, Joe Maniski, Jessica Wilson, Glen Gibellina, opposed the project due to timing, financing, community needs, and location.

There being no further public comment, Chairman Siddique closed public comment.

 Discussion continued regarding other projects that went through the public workshop process to help capture public input, meeting with Ellenton Ice to incorporate adaptive sports, staff did nothing wrong regarding this item, commercial properties are being discussed, and this use is allowed in commercial zoning.

The motion carried 6-0.

BC20260901DOC010

RECESS/RECONVENE: 11:19 a.m. – 11:26 a.m. All Commissioners were present with Commissioner Rahn absent.

CONSENT AGENDA

CITIZEN COMMENTS (Consent Agenda Only)

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

A motion was made by Commissioner Kruse and seconded by Commissioner Ballard, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandums, and the deletion of Items 14, 18 and 19 (separate action). The motion carried 5-0, with Commissioner Rahn absent.

(Enter Commissioner Rahn)

7. **CLERK'S CONSENT AGENDA**

BC20260901DOC011

A. **REFUNDS**

Approve the following Refunds:

1. Construction Document Service & Consulting LLC – Prefabricated Structure Fee-Mobile, \$12,980

BC20260901DOC012

B. **REPORTS**

Accept the following Reports

1. Harbourage at Braden River Community Development District (CDD) –Annual FY 26/27 Adopted Budget
2. Harbourage at Braden River CDD – Annual FY 26/27 Adopted Budget
3. Prosperity Lakes CDD – Annual FY 26/27 Meeting Dates
4. Prosperity Lakes CDD – Annual FY 26/27 Adopted Budget
5. Reagan Landing CDD – Annual FY 26/27 Meeting Dates

BC20260901DOC013

BC20260901DOC014

BC20260901DOC015

BC20260901DOC016

BC20260901DOC017

- | | | |
|----|--|------------------|
| 6. | Stonegate Preserve CDD – Annual FY 26/27 Meeting Dates | BC20260901DOC018 |
| 7. | Willow Walk CDD – Annual FY 26/27 Adopted Budget | BC20260901DOC019 |

8. **COUNTY ATTORNEY/INSURANCE**

- Approved the renewal of aircraft liability insurance coverage, effective October 1, 2026, to October 1, 2027, for County-owned unmanned aircraft/drones and payload cameras in an amount not to exceed \$44,933.89 as shown in the attached proposal from First Florida Insurance Brokers, and authorized the County Attorney, or her designee, to execute and deliver to the appropriate parties all necessary documents consistent with approving the renewal of this insurance; and
- Authorized the County Attorney, or her designee, to approve any related amendments and/or endorsements to the aircraft liability insurance policy, provided such amendments and/or endorsements do not materially alter the scope of coverage, do not result in total aggregate costs for the foregoing premiums exceeding \$50,000, or otherwise conflict with the Self-Insurance Program, Article VII, Chapter 2-2, and authorized the County Attorney, or her designee, to execute all related, required documents

BC20260901DOC020

9. **COUNTY ATTORNEY/INSURANCE**

Approved the renewal of cyber liability insurance in an amount not to exceed \$80,269 in accordance with the attached proposal from First Florida Insurance Brokers and authorized the County Attorney, or her designee, to execute and deliver to the appropriate parties all necessary documents consistent with approving the renewal of this insurance

BC20260901DOC021

10. **COUNTY ATTORNEY/INSURANCE**

- Approved the renewal of Excess Workers' Compensation insurance coverage and Excess Liability insurance coverage policies in an amount not to exceed \$825,478 in accordance with the attached proposal from First Florida Insurance Brokers, described as Renewal Option 1, and authorized the County Attorney, or her designee, to execute and deliver to the appropriate parties all necessary documents consistent with approving the renewal of this insurance; and
- Authorized the County Attorney, or her designee, to approve any related amendments and/or endorsements to the respective Excess Workers' Compensation insurance and Excess Liability insurance policies, provided such amendments and/or endorsements do not materially alter the scope of coverage, do not result in the total aggregate cost for the foregoing premiums exceeding \$850,000, or otherwise conflict with the Self-Insurance Program, Article VII, Chapter 2-2, and authorized the County Attorney, or her designee, to execute all related, required documents

BC20260901DOC022

11. **COMMUNITY AND VETERANS SERVICES/AGREEMENT**

Approved the Lease Agreement between Manatee County and The Eternity Temple Washington Park Community Development Corporation, Inc., for the Lawrence C. and Clifford B. Livingston Community Center (3011 8th Avenue East, Palmetto Florida 34221) for a term of September 14, 2026, through September 30, 2027, at a rental of \$1.00 for the entire term, and authorized the Chairperson to execute the Lease Agreement and related documents

BC20260901DOC023

12. COMMUNITY AND VETERANS SERVICES/AGREEMENT

Approved the Lease Agreement between Manatee County and Rubonia Community Association, Inc., for the Rubonia Community Center (1309 72nd Street East, Palmetto Florida 34221) for a term of October 1, 2026, through September 30, 2027, at a rental of \$1.00 for the entire term, and authorized the Chairperson to execute the Lease Agreement and related documents

BC20260901DOC024

40. COMMUNITY AND VETERANS SERVICES/GRANT

Received and reviewed the County's proposed FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula application, in an amount not to exceed \$120,475, for eligible Manatee County Sheriff's Office public safety needs. No final Board action is requested at this time. The Public Safety Coordinating Council is scheduled to consider the proposed allocation on September 16, 2026, and the item will return to the Board on September 22, 2026, for final action

BC20260901DOC025

13. FINANCIAL MANAGEMENT/BUDGET AMENDMENT RESOLUTIONS

Adopted Budget Amendment Resolution B-26-105, and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax

BC20260901DOC026

15. FINANCIAL MANAGEMENT/AGREEMENT

- Authorized Purchasing Official, or designee, to execute Agreement 26-TA006402SAM for 27th Street From 31st Avenue East to 26th Avenue East, Roadway Improvements and accepted and dated the Public Construction Bond, to the lowest responsive and responsible bidder: C-Squared Certified General Contractor, Inc., for a not-to-exceed amount of \$7,865,129.24 based on a construction completion time of 400 calendar days from notice to proceed; and
- Adopted Budget Amendment Resolution B-26-110, amending the annual budget for Manatee County, for FY26. This budget amendment adjusts the FY26-30 Capital Improvement Plan (CIP)

BC20260901DOC027

16. FINANCIAL MANAGEMENT/AGREEMENT

Authorized the Purchasing Official, or designee, to execute Agreement 26-R089754RB for the Professional Services Gateway Greenway Trail – Phase II Project Development and Environment (PD&E) Study with Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$586,051

BC20260901DOC028

17. FINANCIAL MANAGEMENT/AGREEMENT

- Authorized the Purchasing Official, or designee, to execute GMP Addendum 2 to Agreement 26-TA006412JH with Halfacre Construction Company, for Construction of Buckeye Road at US 301 Intersection Improvements for a not-to-exceed amount of \$452,262.88; and
- Adopted Budget Resolution B-26-108, amending the annual budget for Manatee County, for FY26. This budget amendment adjusts the FY26-30 CIP

BC20260901DOC029

20. GOVERNMENT RELATIONS/GRANT

- Adopted Resolution R-26-120, authorizing staff to apply for a FY26 Federal Transit Administration (FTA) Buses and Bus Facilities Competitive Program Grant Application for replacement of Manatee County Area Transit fixed route buses; and
- Authorized the Chairperson, the County Administrator, Deputy County Administrator, the Directors of Public Works, any of their designees, and the Grant Division Manager

to execute all necessary subsequent documents related to the grant submission

BC20260901DOC030

41. **NATURAL RESOURCES/DONATION**

- Accepted donation of \$10,083.93 from the 18th annual Robinson Preserve Twilight 5 and 10 K race from the Big Bill Foundation.
- Refund of the \$10,083.93 check issued by Bill Foundation due to accounting error

BC20260901DOC031

21. **PROPERTY MANAGEMENT/RESOLUTION**

- Adopted Resolution R-26-114, authorizing the conveyance of right-of-way and assignment of easement rights to the Florida Department of Transportation (FDOT);
- Executed County Deed to FDOT or the property located at the intersection of 75th Street West and Manatee Avenue West, Bradenton;
- Executed Assignment of Easement Rights to FDOT; and
- Executed Donation Letter to FDOT

BC20260901DOC032

22. **PROPERTY MANAGEMENT/DEEDS AND EASEMENTS**

Accepted and authorized recording of a Permanent Utilities Easement from 5942 Ellenton Crossings LLC, for property located at 5942 Factory Shops Boulevard, Ellenton

BC20260901DOC033

23. **PROPERTY MANAGEMENT/CONTRACT**

Executed Contract for Sale and Purchase from Harrison Ranch Community Development District for the purpose of Intersection Improvements at U.S. 301 North and Harrison Ranch Boulevard in the amount of \$270,961 (CIP Project 6083167)

BC20260901DOC034

24. **PROPERTY MANAGEMENT/CONTRACT**

Executed Contract for Sale and Purchase of Remainder Property from Rebecca Ann Morsches and Robert T. Morsches, for property located at 10903 8th Avenue East, Bradenton, \$623,200, (actual amount on Contract \$543,200, after credit)

BC20260901DOC035

25. **PROPERTY MANAGEMENT/AGREEMENT**

Executed Lease Agreement between Manatee County and SPCA Property Co, LLC, for the property located at 5516 21st Avenue West, Bradenton, (\$1.00 for the term of the lease, 10 years from date of commencement)

BC20260901DOC036

26. **PUBLIC SAFETY/RESOLUTION/GRANT**

- Adopted Resolution R-26-110, accepting a state grant award from the State of Florida, Division of Emergency Management, for the period of July 1, 2026, through June 30, 2027, in the amount of \$105,806;
- Authorized the Chairman, or in their absence the Vice-Chairman, to execute all related documents; and
- Adopted Budget Amendment Resolution B-26-098

BC20260901DOC037

27. **PUBLIC WORKS/RESOLUTION**

- Adopted Resolution R-26-087, authorizing the Chairperson or designee to sign the Federal Fiscal Year (FFY) 2026 annual FTA Certifications and Assurances; and
- Authorized the Public Works Department Director or designee to electronically transmit the updated FFY 2026 Certifications and Assurances to the FTA

BC20260901DOC038

28. **PUBLIC WORKS/SURPLUS PROPERTY/RESOLUTION**

- Authorized classifying property which is uneconomical to upgrade or repair as surplus per Florida Statute 274.05 to enable appropriate and authorized disposition of said property and authorized to thereafter dispose of such property; and
- Adopted Resolution, R-26-115, authorizing donation to Manatee County Ad Litem

BC20260901DOC039

29. **UTILITIES/FEE WAIVER**

Authorized waiving the County Landfill tipping fees for illegally dumped material hauled to the County Landfill for Suncoast Beach and Reef Cleanup

BC20260901DOC040

(End Consent Agenda)

CITIZEN COMMENTS (Future Agenda Items Only)

BC20260901DOC041

Melody Rapier addressed the difficulty of living next to a short-term rental that has several people staying in the house who trespass onto her property.



Keith Aiman submitted maps and requested a sidewalk on the south side of the Palma Sola Causeway, encompassing the area from Flamingo Cay east to the boat ramp.



Mark VanDeRee distributed a handout regarding an Item on the agenda for the September 3, 2026, land use meeting.



Pat Simmons presented information regarding autism areas at sports facilities and adaptive sports.



David Daniels requested a study regarding the cost difference between a brick-and-mortar building verses prefabricated kennels at Bishop Animal Shelter.



Mike Meehan questioned if the Board has enough time to discuss the reserves and encouraged the Board to implement tax cutting measures if Amendment 3 does not pass.



Glen Gibellina stated projects in District 1 should not be heard until a Commissioner is seated, and opening the Tallevast Community Center.

There being no further citizen comment, Chairman Siddique closed citizen comment.

Discussion ensued regarding an adequate sidewalk exists on the north side of the Palma Sola Causeway, and Commissioner Rahn has a meeting on September 21 regarding the Tallevast Community Center, which is a non-profit entity.

RECESS/RECONVENE: 11:54 a.m. – 1:15 p.m. All Commissioners were present.

ITEMS REMOVED FROM THE CONSENT AGENDA

14. **FINANCIAL MANAGEMENT/PURCHASE ORDER**



Jodie Fiske, Public Safety director, explained the original program was for very specific weather-related data, and this new program will encompass more information for Public Safety to not only assist during storms, but also for search and rescue after the storms. They will be the first to see information, and the integration of these pipelines can touch every department in the County. This also integrates information for EMS calls, AI for use related to community health, and provides information to fire districts and lift stations.

Public Safety can also instantly share information with other Counties and instantly have real time data.

 Glen Gibellina expressed concern that this was a last minute decision and they did not go out for bid.

 There being no further public comment, Chairman Siddique closed public comment.

A motion was made by Commissioner McCann, seconded by Chairman Siddique, and carried 6-0, to authorize the Purchasing Official, or designee, to issue a Piggyback Purchase Order to Carahsoft Technology Corporation for Cloud Solutions Services.

BC20260901DOC042

18. **FINANCIAL MANAGEMENT/AGREEMENT**

 Patrick Shea, Utilities Director, explained this is Phase II of the Southeast Water Reclamation Facility Rehabilitation project, the rehabilitation is complete, and this is part of the Capital Improvement Plan. This is being funded by the line of credit approved earlier. The project creates an expansion of the treatment facility for wastewater.

A motion was made by Commissioner Rahn, seconded by Commissioner Ballard, and carried 6-0, to authorize the Purchasing Official, or designee, to execute Guaranteed Maximum Price (GMP) Addendum 3 to Agreement 21-R077666CD, Construction Management at Risk Services for Southeast Water Reclamation Facility Rehabilitation, Upgrade and Expansion Project with PCL Construction, Inc., in the not-to-exceed amount of \$60,469,107, with a construction schedule of 800 calendar days, and Budget Amendment Resolution B-26-105/6, approved the funding for this GMP Addendum 3 is being brought to the Board of County Commissioners on this same date (Item 13).

BC20260901DOC043

19. **FINANCIAL MANAGEMENT/PURCHASE ORDER**

 Patrick Shea, Utilities Director, responded that maintenance was performed, and upon investigation, it was found there were needed repairs to the potable water system. The project started in January, and this is for the underground electrical supply. Substantial completion is set for October.

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

A motion was made by Commissioner McCann, seconded by Chairman Siddique, and carried 6-0, to ratify the emergency issuance of Purchase Orders P2601062, P2601064, and P2601076 to Electrical Engineering Enterprises, Inc., for repairs of underground medium voltage at the Lake Manatee Water Treatment Plant for a total Purchase Order amount of \$648,478.41.

BC20260901DOC044

PUBLIC HEARINGS (Legislative – Presentation Scheduled)

30. **NATURAL RESOURCES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-40, Amending Article IV of Chapter 2-25 of the Manatee County Code and Revising Environment Lands Management and Acquisition Advisory Committee (ELMAC) Membership Eligibility, Terms, Number of Seats and Procedures.

Kara Koenig, Environmental Lands Program Manager, noted an error was corrected in the Ordinance, ELMAC approved the changes to bring to the Board, and the update reduces

the membership from 17 to 15, removing the seat for an employee of the School Board, which has been vacant for at least a year, and the third at-large seat, as there are already two at-large members. The current Code reads that the Commissioner-appointed seats expire when the Commissioners' term expires. She reviewed membership qualifications, and noted passive recreation is more compatible with preserves. Every work plan must be approved by ELMAC.

Elizabeth Arnold expressed concern regarding removing mature trees in Manatee County.

Mark VanDeRee reiterated the value of trees in Manatee County.

There being no further public comment, Chairman Siddique closed public comment.

Discussion ensued that the portions of the Ordinance regarding trees and tree protection will remain the same.

Ms. Koenig stressed that ELMAC's designation as the Tree Board remains the same.



A motion was made by Commissioner Ballard, seconded by Chairman Siddique, and carried 6-0, to adopt Ordinance 26-40 as amended in the agenda update memorandum.

BC20260901DOC045

31. **COUNTY ADMINISTRATOR/CHIEF FINANCIAL OFFICER APPOINTMENT**



Charlie Bishop, County Administrator, requested confirmation of the promotion of Claudia Campos as Chief Financial Officer (CFO).

Claudia Campos, Interim CFO, thanked the Board for the opportunity to serve the Community and recognized the Financial Management Team.

Discussion ensued that Ms. Campos does not have a Certified Public Accountant (CPA) designation, this position went out for a national search, Ms. Campos understands working with County Government, why were no resumes presented to the Board, and what was the vetting process.

Mr. Bishop responded that several interviews took place, and none of the applicants rose to the height of Ms. Campos. Resumes for staff positions are not usually presented to the Board.

Discussion continued regarding who has the final authority for hiring, resumes for directors are not usually presented to the Board, resumes are presented when the candidate is being confirmed, County Administrator has the sole responsibility for hiring employees, cannot change the rules at the last minute, why bring these positions before the Board if the Board has no say on hiring individuals, and are there written job descriptions for County positions.

Kate Ruger, Human Resources Director, will forward job descriptions to Commissioners.



Pamela D'Agostino, County Attorney, reviewed statutory provisions to allow the County Administrator to hire employees.

Discussion continued that most CFOs are not CPAs.

Glen Gibellina feels that anyone who applies for a job should fill out an application.

There being no further public comment, Chairman Siddique closed public comment.



A motion was made by Commissioner Kruse, seconded by Chairman Siddique, and carried 4-2, with Commissioners Bearden and McCann voting nay, to confirm appointment of Claudia Campos as Chief Financial Officer.

BC20260901DOC046

32. **COUNTY ADMINISTRATOR/DEPUTY COUNTY ADMINISTRATOR APPOINTMENT**



Charlie Bishop, County Administrator requested confirmation for the promotion of Stephanie Garrison to Deputy County Administrator.

Stephanie Garrison thanked the Board for this opportunity.

Discussion ensued that Ms. Garrison does not have an MBA (Master of Business Administration) or a master's degree, she has 20 years of work experience, the belief that Ms. Garrison does not have the experience required for the position, Ms. Garrison has done a good job in her previous position as a director, and were others interviewed for this position.

Mr. Bishop stood by his recommendation and offered unwavering support for his staff.

RECESS/RECONVENE: 2:11 p.m. – 2:16 p.m. All Commissioners were present, except Commissioner Bearden.



Discussion ensued that Ms. Garrison has proven herself to be a good employee and displays all the qualifications of a Deputy County Administrator.

A motion was made by Commissioner Kruse and seconded by Commissioner Rahn, to confirm appointment of Stephanie Garrison to Deputy County Administrator.



Discussion continued regarding educational qualifications, and standards of having an MBA.



Glen Gibellina does not support the confirmation of Ms. Garrison as Deputy County Administrator.

There being no further public comment, Chairman Siddique closed public comment.

The motion carried 4-1, with Commissioner McCann voting nay.

BC20260901DOC047

33. **COMMUNITY AND VETERANS SERVICES/ADVISORY BOARD APPOINTMENTS**

Melissa Bomar, Children's Services Section Manager, requested the appointment of six Members to the Children's Services Advisory Board.

A motion was made by Commissioner McCann and seconded by Commissioner Kruse to appoint all the applicants: Dr. Snehal Parikh - Physician; Heather Felton - School Board Representative; Xtavia Bailey - Child Advocate; Jannon Pierce - Child Advocate;

Christopher Collins - Child Advocate; and Rita Smith – National Association for the Advancement of Colored People.

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

The motion carried 5-0 with Commissioner Bearden absent.

BC20260901DOC048

35. **PROPERTY MANAGEMENT/RESOLUTION/GTE BUILDING**



Peter Morrow, Property Acquisition Division Manager, noted the proposed deed for the GTE Building contains a reverter clause if the City of Bradenton does not use the building for Economic Development, the property would revert back to the County.

(Enter Commissioner Bearden)

Mayor Gene Brown, City of Bradenton, introduced City of Bradenton leaders, relayed that businesses want to come to Bradenton, and this venture will support new businesses, and a positive culture to Downtown Bradenton. Economic Development needs tools such as this. Point Park University is very successful in Pittsburg, and this will be an added benefit to everyone in Manatee County and will help downtown thrive.



Discussions ensued regarding ensuring the building will be used, and where the students will be recruited from.



Rob Perry, City of Bradenton Manager, noted Point Park is one of the most esteemed Liberal Arts colleges in the County.

Mr. Morrow explained the in-house appraisal came in at over \$1 million, the conveyance is minimal, and the City of Bradenton will hold the title.

Mr. Perry stated the University will bring in their own faculty, and they hope to start with 200 students, eventually increasing to 800. The building requires multiple resources to improve the interior.

Discussion ensued regarding the previous plans for the building.

Janene Amick, Chief Executive Officer, Manatee Performing Arts Center, provided a history of the ownership of the building and noted the Florida Cultural Group, Inc., (FCG) sold the building back after the County needed the building for the parking garage replacement. The plans for the renovations were given to the City of Bradenton.

Mayor Brown pointed out City of Bradenton taxpayers are also County taxpayers, and displayed a chart with the amount of tax dollars going to the County from City of Bradenton residents. The building needs to be brought up to Code.

Following a brief discussion, Ms. Amick noted State College of Florida (SCF) only provides a two-year degree in the performing arts, and Point Park offers a four-year degree program.

Charlie Bishop, County Administrator, explained there are utilities in the building that are being paid for by the County, and the building will hook into the Downtown Chiller, so minor revenue will be received.

 Discussion ensued regarding this a good economic driver, programs being offered by Point Park University, three year Bachelor Degree, programs for individuals who wish to be in the performing arts industry at any level, most of the students in Pittsburg do not live at the University, cruise ship entertainment programs, SCF could be a feeder school as well, many local students can attend, Point Park has an active Alumni Association, revitalization of Downtown Bradenton, the model is similar to what Palm Beach has with Vanderbilt University, and the County's involvement is the land.

 Jennifer Hoffman addressed intangibles and noted colleges tend to be cleaner areas in cities, occupied buildings help downtown areas, Point Park students are participants in the community, and repurposing a building is more environmentally friendly.

 Mark VanDeRee addressed the cost of maintaining an older building, and the need to revitalize Downtown Bradenton.

 Glen Gibellina disagreed with the terms of the contract and believed the City should buy or lease the building.

There being no further public comment, Chairman Siddique closed public comment.

A motion was made by Commissioner Kruse, seconded by Chairman Siddique, and carried 6-0, to adopt Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton.

BC20260901DOC049

RECESS/RECONVENE: 3:22 p.m. – 3:34 p.m. All Commissioners were present.

36. PUBLIC WORKS/LIGHT UP MANATEE

 Aaron Burkett, Traffic Operations Division Manager, used a slide presentation to provide a status update for Light Up Manatee related to Districts 2, 3, and 4, including program background and timeline, purpose and scope, establishing priority project locations, design and installation, thoroughfares and neighborhood designs, neighborhood view, 1,500 lights installed, total spent to date, 2,455 lights installed, with a projected 3,531 total lights planned, estimated operating cost of \$810,451.53, Districts 2, 3, and 4, updates, possible project installations, fixture options, and the lease cost of fixtures is roughly \$18 a month.

 Discussion ensued regarding giving residents the option for other light post styles, is there a way avoid areas where residents oppose lights, provide as much data as possible, keep the default as it is, give residents more notice, taking advantage of existing poles when possible, LED lights, down direction, lights can be adjusted, no additional cost for shields, cost analysis for LED lights, more cost effective using Florida Power and Light (FPL), MSBUs (Municipal Service Benefit Units) are closed out, and neighborhoods can choose their own lights.

Chris DeCosta, Senior Assessment Coordinator, explained staff works with FPL to help neighborhoods wishing to have better lights.

 Discussion continued regarding lighting the neighborhood in Samoset near Centerstone Hospital.

 Vickie Bannister submitted signatures from Harbor Oaks residents declining the placement of lights in their neighborhood, due to declining property values, unsightly poles, and placement of poles in the yard.

 Ted Allen opposed the lights in his neighborhood, Harbour Oaks, except at the entrance.

Peter Dubensky submitted the resolution setting up Light Up Manatee and opposed the lights in his neighborhood.

Elizabeth Trainer supports the Light Up Manatee project and requested lights on 47th Street West.

Discussion ensued regarding the Light Up Manatee program has been halted in Harbour Oaks.

Clarke Davis explained this is not the time to make a budgetary decision, and they will come forward in the future.

BC20260901DOC050

34. **GOVERNMENT RELATIONS/LANDFILL TREATMENT FACILITY**

 Stephanie Garrison, Deputy County Administrator, used a slide presentation to present the project regarding new waste water treatment at the Lena Road Landfill, the results of the pilot program were successful, she distributed two vials of filtered and unfiltered water at the landfill, landfill leachate and biosolid effluent are difficult waste streams going into the County treatment system, Chemical Injection Partners Florida LLC, dba CIP Solutions (CIP) will filter the water; therefore, the treated water going through the system will be cleaner, other companies can bring their leachate to the landfill to process their water, which can offset some of the costs, testing began in 2024 with Project Viking approved in 2025, preliminary financial structure, State wants to provides grants for this type of process, use renewable and natural gas revenue, and the contract is for a five-year term.

 Mark Stout, President CIP, continued the slides and addressed the success and benefits of contracting with CIP, who will invest 100 percent of the funding required to build the facility. CIP will only receive payment if they meet the agreed upon performance of the system, the Valhalla Advanced Wastewater Treatment System will be installed, meeting State regulations for water treatment, and using the system will increase the number of citizens who can use reclaimed water.

 Ms. Garrison explained this project is being presented by Government Relations as a partnership with the Utilities Department.

Patrick Shea, Utilities Director, noted Polyfluoroalkyl Substances (PFAS) is an emerging contaminant in water. This is non-potable water. The wells in Duette are very protected as is Lake Manatee. PFAS repel water, and water will not break down PFAS; therefore, the next pollutant Manatee County could face is PFAS. Manatee County uses reclaimed water

for watering lawns and golf courses. This should be done by 2032-2035, whereas PFAS will be a major contaminant.

Ms. Garrison stated the contract has been through the County Attorney's Office. Pamela D'Agostino, County Attorney, stated the County Attorney's office has not reviewed the current document.

 A motion was made by Commissioner McCann and seconded by Commissioner Bearden, to hold off on the project until the contract can be reviewed by legal counsel and they can report back.

 Mr. Stout stated the contract for property near SeaPort Manatee was with Fortress 2020 LLC.

 Ms. Campos reviewed reserves in the solid waste fund. Solid waste can support this, but the recommendation is also to pass this cost on to citizens for a minor fee.

 Mr. Shea noted this would be put into the Utility budget, and solid waste reserves would be used to supplement. Utilities rates are to be presented later in the year.

 Mr. Stout explained the PFAS removal is a bonus to the program. This is about expanding the plant compacity and filtering biosolids and leachate, and almost a million gallons of biosolids are being filtered per day. CIP is investing upfront, and there is ongoing maintenance. This is a public/private partnership. It will take 18 months for full approval, and it needs to be a five-year program.

Discussion ensued regarding this is a good opportunity for Manatee County, be proactive in combating PFAS, possibly sell the reclaimed water to other entities, this is about reclaimed water, not drinking water, there is no rush, Environmental Protection Agency (EPA) Clean Water Act, not a good deal for the County, proper procurement process missed, and need time to evaluate this.

Ms. D'Agostino explained the County Attorney's Office does not review every item that comes before the Board, and they trust staff to decide when the County Attorney's Office review is needed. A Request for Legal Services (RLS) was submitted in April to her office, and there were missing documents needed for the review, and they closed the request since they did not have those documents. Her office will follow Board direction.

 Pat Lewis, CIP, clarified in Florida, landfill leachate needs to be disposed of properly, and they either use a deep injection well or publicly-owned wastewater treatment plant, which creates a heavy load. If water is not disposed of locally, the wastewater is trucked somewhere else which is very expensive. Not every treatment plant will take the leachate. If there is a treatment facility nearby, the trucking costs will be less. If this is built robust enough, Manatee County can contract with other entities to treat their water, and then Manatee can use that reclaimed water for their own needs.

Mr. Shea responded the wastewater is being treated through three treatment plants, and about 92 percent is being used as reclaimed water throughout the County for irrigation, as

per the Clean Water Act. The additional permitting stage would allow them to now run this water through the Southeast Water Treatment Plant.

Ms. Garrison stated the benefit would be increased capacity to the wastewater system.

Ms. D'Agostino would need a reasonable amount of time to review the documents.



Mark VanDeRee questioned the process, technology used, and if there is a working plant in the U.S. that is productive.



Elizabeth Arnold questioned what happens to the PFAS after it is filtered and the size of the building.



David Daniels questioned Commissioner motives.

There being no further public comment, Chairman Siddique closed public comment.

Discussion ensued regarding why the County Attorney's Office did not review this contract.

Ms. Garrison responded that the RLS was submitted in April and May, and everything they needed was included in the contract, and most of the comments were that this is a business decision.

Discussion continued regarding the revisions made by the County Attorney's Office, the cover letter stated they do not feel it was a legal determination, and questioned if the contract is legally sufficient.

Ms. D'Agostino stated the version before the Board was given to the County Attorney's Office a week ago. Her office did not have a chance to see the final document, and they are unaware of what changes were made.

Discussion ensued regarding needing the County Attorney's Office opinion, and feel like this is being rushed through and not time sensitive, is there enough direction to review this document, and the most recent RLS was to bring this back to the Board in the fall or winter.

Mr. Bishop relayed issues and clarified this is a mobile unit that started as Project Viking, and CIP would like to move this forward.

Ms. D'Agostino requested bringing this back by December 1, 2026, as there is other work due in her office, but her office will meet whatever deadline the Board provides.

The motion carried 5-1, with Commissioner Rahn voting nay.

BC20260901DOC051

(Depart Commissioner Ballard)

38. **FINANCIAL MANAGEMENT/BUDGET**

A motion was made by Commissioner Kruse, seconded by Commissioner Rahn, and carried 5-0, with Commissioner Ballard absent, to defer Item 38 to September 22, 2026.

BC20260901DOC052

39. **PUBLIC WORKS/TRANSIT SYSTEM**

A motion was made by Commissioner Bearden and seconded by Commissioner McCann, to defer Item 39 to the next meeting.

Commissioner Bearden withdrew the motion, and Commissioner McCann agreed.

Chris Deannuntis, Transit Planning Section Manager, reviewed the steps being taken for the MCAT Service Evaluation including project scope, guiding principles, major tasks, and project outcomes. A report will be provided to the Board in October. BC20260901DOC053

37. **HUMAN RESOURCES/EMPLOYEE HEALTH BENEFITS**

Kate Rucker, Human Resources Manager, was available for questions.

A motion was made by Commissioner McCann, seconded by Chairman Siddique, and carried 4-0, with Commissioners Bearden and Ballard absent, to approve the 2027 Medical, Dental, Vision, and Retiree cost sharing for the self-funded and fully insured employer sponsored benefits. BC20260901DOC054

COMMISSIONER/COUNTY ATTORNEY COMMENTS

Commissioner McCann

- Requested the Manatee Sheriff's Office close out Flock cameras

County Attorney

-  Camilo Soto, Assistant County Attorney, introduced intern Hugo LeHelley introduced

Commissioner Kruse

-  Announced he was a guest on a local radio show addressing Flock cameras
- Attended the Affordable Housing Coalition Conference the previous week

Commissioner Bearden

- Apologized to the public for an earlier outburst

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 5:45 p.m.

Minutes Approved: September 22, 2026