



City of Anna Maria

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**CITY OF ANNA MARIA
COMMISSION WORKSESSION
AUGUST 11, 2011
6:00 P.M.
AGENDA**

Pledge of Conduct: We may disagree, but we will be respectful of one another. We will direct all comments to the issues. We will avoid personal attacks.

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL 

Present: Mayor Selby, Vice-Chair Mattick, Commissioner Woodland, Chair Webb, Commissioner Quam, and Commissioner Aubry.

Staff Present: City Clerk Alice Baird, Finance Director/Deputy City Clerk Diane Percycoe, City Attorney Jim Dye, Public Works Director George McKay, and Minutes Clerk Stacey Johnston.


Press: Sun and Islander.

1. First Reading Ordinance 11-719 - Amending Land Development Regulations.



City Clerk Baird read the Ordinance by title.

City Clerk Baird informed that the Planning & Zoning Board held a Workshop in November 2010. The Code sections addressed in Ordinance 11-719 are language corrections that the Building Official, City Planner, and the Code Enforcement Officer felt needed changed. The P&Z Board then held a Public Hearing on Ordinance 11-719 on August 2, 2011.

The following suggested changes were discussed by the Commission. 

Commissioner Mattick -

Section 114-423 - Amendment to Walls and fences – (4) Maximum height in residential property

Commissioner Mattick questioned if this section would also apply to a residence in the ROR or Commercial Districts. She asked for clarification relating to the language “facing Gulf Front Park” or “waterfront setbacks”.

Section 98-7 – Prohibited Signs - (7) Banners.

Commissioner Mattick suggested the title be changed to “Miscellaneous Signs Including:”

Section 98-72 – Compliance with sign regulations – language that all signs existing after December 1, 2006 shall conform to the provisions of the signage regulations. Subsection (2) language “other than signs that have been deemed historic by the city commission” being deleted.

Commissioner Mattick pointed out the sign that will be replaced at the City Pier far exceeds the allowed size requirements. Other signs in the City include Roser Church, Bayview Plaza, and the Rod and Reel Pier. She suggested that some exceptions may need to be made.



Commissioner Quam -

Section 70-1(b) Definitions and Rules of Construction. Fence

Commissioner Quam noted that the definition of fence includes “metal”, however, chain-linked would not be allowed and is a type of metal.

Section 70-1(b) Definitions and Rules of Construction. Restaurant

Commissioner Quam asked for clarification on how 9 seats were determined as the minimum patrons.

Public Comment



Tom Turner, N. Shore Dr, informed that he, Planner Garrett, and Doug Copeland had met to discuss the proposed revisions. A Public Hearing was held by the P&Z Board. He felt the Ordinance language was good and did not need changed.

2. Vote on Acquisition of Six Lots – Pine Ave and North Bay Blvd.



Mayor Selby noted he had received a phone call from a resident concerned about the quick nature the Commission was moving on the purchase of the six lots at Pine Ave. and N. Bay Blvd. He pointed out that Commission discussion was first held at the April 28, 2011 Commission meeting.

Other citizen concerns included the need to pursue better rates and financing. Mayor Selby pointed out that at the Commission’s direction, Bond Counsel from Jacksonville and a Municipal Financial Planner had been hired by the City. Also, the City’s team includes the Mayor, City Attorney, and Finance Director who has spent a lot of time finding the best financial opportunity available. As a result, he felt there was enough information being presented to the Commission that evening to vote. The issues that would need to be determined are if the Commission wants to purchase the lots, the type of financing should be determined, and discussion held relating to Private Public Partnerships/relationships. If approved, he asked that he and the City Attorney are authorized to move forward. He noted an appraisal had been received.

Mayor Selby informed that from an IRS lettering ruling the naming rights would be permissible and the City can accept Private Public Partnership/relationship donations as long as they derive no special rights for use of the property or receive no products or services from the City for that property.





City Attorney Dye explained that the Commission would need to determine if they do want the property. If so, the best financing proposal would need to be determined. He discussed the proposals by Blackhawk Bank (who holds the mortgage on the property) versus BB&T - third party financing. He noted there are several advantages for pursuing BB&T.


City Attorney Dye recommended that if the City wants to buy the property, the Administration needs authorization to allow the Mayor to purchase the property and to sign a contract based on Real Estate processes. Discussion followed.




Commissioner Quam noted there have been public concerns about the large commitment. He, too, has concerns.

 *Chair Webb* stated he only wants to pay fair market value for the property. It was noted that the property had been appraised at \$2,550,000. His concerns relating to the appraisal, along with Commission discussion, followed.

 *Commissioner Woodland* spoke relating to the importance he felt the Public Private Partnership options would be. Reference was made to the Financing Options spreadsheet and the Pre-payment Provisions.

 *Financial Consultant Jim Gollahon* explained. Mr. Gollahon noted that BB&T has agreed to reduce the loan amount by any public private donations received. Explanation followed. He then discussed the difference between the two loan proposals.

Commissioner Quam questioned the pledged revenues. *Mr. Gollahon* explained that as long as the three pledged revenues are producing enough for the annual debt service, the debt would be supported. Details followed.

 *Commissioner Woodland* asked for a consensus relating to a Public/Private Partnership and allowing him to present a Resolution for approval at the next meeting.

ACTION: Proposed Resolution language was read by Commissioner Woodland. He also recommended that the City should change the zoning of the property.

Commission consensus was given.



Motion: Move that the City approve having the Mayor and City Attorney offer \$2.8 mil to the property owner for the purchase of the 6 lots located at Pine Ave. and N. Shore Dr. and to sign an agreement but to pursue alternate financing - BB&T (3) Interest only 1-2 Yrs.



Action: Moved by Vice-Chair Mattick, Seconded by Commissioner Aubry.

Public Comment



Jim Conoly, N. Shore Dr, questioned the pledged revenues and if they would be used for the loan and for the 2011/2012 budget. *Finance Director Percycoe* and *Mr. Gollahon* clarified.

Mr. Conoly asked for clarification on Superintendent of Public Work McKay's former comments relating to future renovation needs that will be required for the bridge. *Chair Webb* explained that the right-of-way and the length of the ramp will need to be expanded in the future in order to make renovations that will be needed for the Humpback Bridge. A portion of the six lots will be needed, so therefore Superintendent of Public Works McKay felt it was a good idea to purchase the property at this time.

Commission Discussion Continued



Mayor Selby spoke relating to BB&T allowing for re-amortization of the loan in the event donations are received. A formal BB&T proposal has been provided to Mayor Selby. *Mr. Gollahon* explained and provided examples.



Chair Webb voiced his concern that the motion authorizes the City to pay \$2.8 mil for the lots - which he feels is too high.



Commissioner Quam stated he wants to pursue the appraised amount. *Chair Webb* agreed.



Mr. Gollahon informed that the proposal from BB&T is contingent on the closing being within 45-days – September 21, 2011.

ACTION:

Motion passed (summary: Yes = 3, No = 2, Abstain = 0).

Yes: Commissioner Aubry, Commissioner Woodland, Vice-Chair Mattick.

No: Chair Webb, Commissioner Quam.

Public Comment on agenda items



Michael Coleman, Pine Ave, reminded that PAR has pledged \$100,000 towards the purchase of the six lots and he felt the public will also step up.

Press Comment – None.

Adjournment



6:58 p.m., Action: Adjourn, Moved by Vice-Chair Mattick, Seconded by Commissioner Woodland. All Aye.

The next regular meeting is scheduled for Thursday, August 25, 2011.

A handwritten signature in cursive script that reads "Alice Baird". The signature is written in black ink and is positioned above a horizontal line.

Alice Baird, CMC, City Clerk