

**CITY OF ANNA MARIA  
SPECIAL COMMISSION MEETING  
MARCH 3, 2005  
6:00 P.M.**

**CALL TO ORDER**

**PLEDGE TO THE FLAG**

**ROLL CALL:** Commission Chair John Quam, Commissioner Dale Woodland, Commissioner Carol Ann Magill, Deputy Commission Chair Linda Cramer, Commissioner Duke Miller

**Also present:** Capital Improvements Advisory Committee (CIAC) Chair Larry Albert; Capital Improvements Advisory Committee (CIAC) Vice-Chair Bill Snow, Mayor SueLynn, Minutes Clerk Sylvie Reichmann

**Press:** Sun, Islander (6:55 p.m.)

**1. STORMWATER UTILITY FEE**

Commission Chair John Quam said that Commissioner Dale Woodland had send a suggested agenda for this meeting. **Chair Quam noted that at the last Work Session, there had been concern regarding the components of the ERU, and there was consensus to begin discussion with this topic.**

Chair Quam asked if all single-family properties would have the same ERU. Commissioner Carol Ann Magill said that she liked Margaret Jenkins' suggestion regarding measuring the ERU's by lots and the amount of impervious coverage on them. Commissioner Duke Miller noted that some cities bill by square footage, but it would necessitate a great deal of work on the part of the City to establish such a system. He noted that Christopher Collins' method assumed that commercial units covered more land than residential, and also that vacant lots would only be charged ½ an ERU.

Commissioner Woodland said that he appreciated all the attempts at fairness, but that he agreed that the amount of work and resources necessary to calculate minutely detailed parameters would cost the taxpayers more money than they stood to save with a slightly lower ERU. Commissioner Woodland noted that at least 90% of the units in the city are single-family homes. He also noted that not all of these homes are of equal size, but said that he preferred to keep the method simple. Commissioner Linda Cramer agreed.

**There was consensus to keep the eight brackets as shown by Christopher Collins.**

The Commissioners questioned whether there were 24 government units and asked that these be defined.

Relative to the projects listed, Chair Quam said that he did not feel the priority needed to be discussed. Commissioner Miller noted that at the last CIAC

meeting, it had been discovered that the definitions of the projects did not match, and therefore he said that any sheets previously received by the Commissioners should not be used for comparison with this evening's final version.

Commissioner Magill asked CIAC Chair Larry Albert and Vice-Chair Bill Snow if the Gladiolus Basin project was included on this evening's list. She requested that it be confirmed whether or not Item #5 represented this project. The Commissioner asked if the swale system presented to the Commission last year was to be included. Chair Albert said that this was a good question and that he would need to confirm this with City Engineer Tom Wilcox. Commissioner Dale Woodland asked if the Gladiolus Basic project was not primarily one consisting of swales, and Messrs. Albert and Snow confirmed that this was the case, as designed with SWFWMD. **There was consensus that if the grant project was included in the list on the spreadsheet, it would be removed.**

Deputy Commission Chair Linda Cramer recalled relative to Chilson Avenue that there had been discussion and monies allocated to it, and that these had been subsequently removed. It was determined that the project needed to be permitted and therefore had become a lower priority project.

Commissioner Duke Miller noted the increase in projected costs over time. He said that with design and permitting, a three-year time frame would most likely be appropriate. The Commissioner explained the rationale behind the second spreadsheet, showing a three-year build and a fifteen-year payout. Commissioner Miller explained the third spreadsheet, showing the effect of obtaining grants, and stated that money for a grant writer would be well spent.

Commissioner Miller reported that at the CIAC meeting, members had confirmed that if the Commission set the ERU at \$80, this could be reviewed annually and possibly lowered by grant revenue, however the ERU amount could not be raised. Commissioner Woodland said that this was the first time he had heard that it could not be raised, as confirmed at this evening's meeting by CIAC Chair Albert pursuant to Mr. Albert's conversation with the City Engineer.

Commissioner Woodland said that he was not sure that the \$25,000 grant writer fee would be an allowable expense under law. He also noted that all the figures used in the examples relative to grants were hypothetical.

All of the Commissioners complimented Christopher Collins' work.

Commissioner Magill said that she wanted to be sure that all monies collected would be for stormwater projects, and Commissioner Miller assured her that this was the law. Relative to the three-year time frame, Commissioner Magill said she had doubts that all the work could be completed in this time and that this was of some concern. Commissioner Miller said that he had confirmed with the City Engineer that this time frame was a reasonable one for the projects involved.

Commissioner Magill said that she would like to see detailed descriptions of the problem at each location and the proposed remedy. CIAC Chair Albert said that the scopes of work had probably not all been written yet, and probably could not be before considerable engineering time had already been spent as the projects unroll. He agreed that it would be good to see a general time frame assigned to each project, and would ask these questions to the City Engineer at the next CIAC meeting.

Chair Quam asked who would be in favor of borrowing money for the projects. Commissioners Miller and Cramer said that they would be in favor of this. Chair Quam said that if a stormwater utility fee is collected annually, it could be allocated annually. He said that despite eight years of trying, the City had not yet seen one improvement, and gave as an example the Gladiolus completion date of 2006.

Commissioner Woodland said that he was reluctant to start out borrowing money. He said he would also like to see some successful results after collected the Stormwater Utility Fees for one year, and then consider borrowing after a year or two of the fee program. He agreed with Chair Quam that a combination of fee revenue and amounts allocated by the Commission. Commissioner Woodland noted that this fee would be collected in addition to millage.

Commissioner Magill agreed with Commissioner Woodland and Chair Quam. She said that she hoped that a priority list would be adhered to and that N. Shore Drive and Pine Avenue & Crescent would be treated as priorities.

Deputy Commission Chair Cramer said that she would like to see about five projects done to begin with, using less money. She suggested matching fee revenue with loan revenue annually.

Chair Quam noted design and permitting takes six months sometimes, and recommended putting more projects in the budget for design and permitting.

Commissioner Miller reminded the Commissioner that costs over time could amount to 60% more than the City would pay in interest in a shorter time period. He stated that the spreadsheets showed the way to get things done, and that the City would also be more likely to receive grants when it can be shown that there is a consolidated plan behind the applications. Commissioner Miller noted that after the first year, borrowing could also be re-evaluated.

Deputy Commission Chair Linda Cramer noted that a great deal of money had already been spent with engineering consultants. She said there was a responsibility to move ahead, keeping an eye on the big picture.

CIAC Chair Larry Albert noted that Oak & Tarpon had ended up quite well after initial problems. He said that the Rose Street project done by City workers was

also a small success story. Chair Albert noted that roads and other capital improvements needed to be done in addition to stormwater projects.

Commissioner Woodland said that he would rather see the loan appear in the second year. He said the only difference is time, and therefore an increase in costs. The Commissioner recommended increasing the ERU 8% per year. CIAC Vice-Chair Bill Snow noted that construction costs had gone up 17% in one year.

Commissioner Woodland said that he hope his fellow Commissioners would understand his concern that the projects needed to be successful within three years, since the taxpayers would be bound by the fees for fifteen years.

Commissioner Miller suggested that parameters and criteria for success should be laid out. Commissioner Woodland said that he hoped the public would give the Commission an annual evaluation of the stormwater projects.

Chair Quam said that it would be relatively easy for residents to notice any significant improvement.

#### **PUBLIC COMMENT**

Margaret Jenkins agreed that costs appeared to increase by leaps and bounds. She noted that approximately six projects per year would need to be done according to this schedule and also noted that permits would need to be pulled.

Commissioner Magill said that if residents say these projects need to be done, perhaps they should be budgeted and the millage raised as an alternative to borrowing.

Deputy Commission Chair Cramer said that she did not anticipate much resistance to this proposal from the public, as she continued to be approached by residents seeking relief and inquiring regarding the progress. She recommended committing to all three years and re-evaluating the fee after the first year.

CIAC Chair Larry Albert said that taxpayers would benefit from the fee, since a raise in millage would not be guaranteed to be allocated to stormwater improvements.

Chair Quam questioned the City's ability to pursue and receive grant money within three years allowed. He asked the Commissioners for suggestions for next steps.

Commissioner Woodland said that he would be in favor of sliding loan items on Page 2 over one year. Chair Quam agreed, and also agreed with using the smaller loan amounts suggested by Commissioner Cramer.

The Commissioners asked for more details relative to the loans and credit shown on the spreadsheets. Commissioner Miller said that he would come back to them with more information.

Commissioner Woodland noted as next steps, that the Property Appraiser would need to be notified by June 1<sup>st</sup>, 2005. The Commissioner said that he would confirm the schedule by which approvals were required and Chair Quam said he would schedule meetings accordingly.

Commissioner Miller confirmed to Commissioner Magill that the costs of a \$150,000 would be looked into.

Resident Jim Conoly asked who would run the projects and who would be responsible for handling the money. He said it could be a mistake to lump it in with general Public Works Department responsibilities.

#### **ADJOURNMENT**

**MOTION: Commissioner Duke Miller moved to adjourn, seconded by Deputy Commission Chair Linda Cramer.**

**Vote: All Ayes. Motion carried.**

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Alice Baird  
City Clerk

March 25, 2005  
Date