

On Monday, September 11, 2023 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting in the Commission Chambers at 225 East Main Street, Suite 105, Wauchula.

**Nadaskay called the meeting to order.**

Commissioners present were Mayor Pro-Tem Neda Cobb, Commissioner Russell Smith, Mayor Keith Nadaskay, Commissioner Sherri Albritton and Commissioner Gary Smith.

Also present were City Manager Olivia Minshew, Deputy City Manager John Eason, Director of Project Management and Procurement Ward Grimes, Community Redevelopment Director Jessica Newman, Finance Director Martha Felix, Assistant Chief of Police Tom Fort, Director of Support Services & Internal Auditing James Braddock, City Attorney Kristie Hatcher-Bolin and City Clerk Stephanie Camacho. Community Development Director Kyle Long attended via Zoom.

**Nadaskay declared a quorum.**

**Approval of Agenda with Add On**

Albritton motioned to approve the agenda as presented, seconded by G. Smith.

With no discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

**Approval of Minutes from the August 7, 2023 Workshop, August 14, 2023 Meeting and August 29, 2023 Emergency Meeting**

Albritton motioned to approve the minutes as presented, seconded by Cobb.

With no discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

Nadaskay gave the virtual meeting statement.

**PUBLIC COMMENT – NON-AGENDA ITEMS**

No public comment/non-agenda items were presented.

**ORDINANCES / PUBLIC HEARINGS**

**Ordinance 2023-06 – 2<sup>nd</sup> Reading – Land Use Amendment for Public/Private Schools**

Hatcher-Bolin read the ordinance by title only.

Cobb motioned to approve the ordinance, seconded by Albritton.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

**Ordinance 2023-07 – 2<sup>nd</sup> Reading – Business Impact Statement**

Hatcher-Bolin read the ordinance by title only.

Albritton motioned to approve the ordinance, seconded by Cobb.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

**Ordinance 2023-08 – 1<sup>st</sup> Reading – Use of Temporary Shelter After Declaration of Emergency**

Hatcher-Bolin read the ordinance by title only.

Marisa Barmby – Central Florida Regional Planning Counsel

Barmby addressed the Commission and explained this was a City initiated request to amend the land development code related to residing in temporary shelters. Barmby explained that, if there is a declaration of a State of Emergency and a resident's home is declared uninhabitable, our current code would allow them to live in a manufactured home or recreational vehicle on the same site for up to 36 months or until a certificate of occupancy is issued. The City requested to amend the language in order to also allow residents to utilize this opportunity during personal disasters (i.e. house fires, tornado, etc), under certain conditions. After discussion, the Commission asked to make the following changes:

- Strike 802.08 (A) which requires the minimum lot size to be ¼ acre
- Change language in 802.08 (C) to read as 10 feet from lot lines and existing structures (to be determined at 2<sup>nd</sup> reading, depending on research of building code)
- Change language in 802.08 (G) to allow for a 6-month extension, at City staff's discretion

Albritton motioned to approve the ordinance, seconded by G. Smith.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

#### **Ordinance 2023-09 – 1<sup>st</sup> Reading – Multiple Units on One Meter (Master Metering)**

Hatcher-Bolin read the ordinance by title only.

Long addressed the Commission and explained this ordinance would allow potential developers to use a master meter on residential complexes instead of individual meters.

G. Smith motioned to approve the ordinance, seconded by Albritton.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

#### **Ordinance 2023-11 – 1<sup>st</sup> Reading – Final Budget for 2023-2024 Fiscal Year**

Hatcher-Bolin read the ordinance by title only.

Cobb motioned to approve the ordinance, seconded by Albritton.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

#### **Nadaskay recessed the City Commission meeting and called to order the meeting of the General Pension Board**

#### **Approval of the June 12, 2023 General Pension Minutes**

Albritton motioned to approve the ordinance, seconded by Cobb.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

#### **Quarterly Financial Report**

Felix presented the pension report to the Board and stated the City had an overall growth during this quarter of \$245,452 with an ending balance of \$21,897,048. Felix also present the OPEB report and stated the City had an overall growth during this quarter of \$3,506 with an ending balance of \$625,365.

G. Smith motioned to approve the ordinance, seconded by Cobb.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **2023-2024 Pension Budget**

Felix addressed the Board stating that, based on 5 years of past actuals, the forecasted budget for the general pension fund is \$50,437, police pension fund is \$8,058 and OPEB is \$146,207.

G. Smith motioned to approve the ordinance, seconded by Cobb.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **OPEB Authorization Letter**

Felix presented the OPEB authorization letter to the Board.

Cobb motioned to approve the ordinance, seconded by Albritton.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **Nadaskay adjourned the General Pension Board meeting and reconvened the City Commission meeting**

### **Approval of General Pension Board's Actions**

Albritton motioned to approve the ordinance, seconded by Cobb.

With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **CITY MANAGER/NON-CONSENT**

#### **Announce Power Cost Adjustment**

Minshew presented the August power cost adjustment.

### **Donation of Bleacher at Farr Field**

Terry Atchley – President, Hardee County Fair Association

Atchley addressed the Commission and requested the bleachers from Farr Field be donated to the Hardee County Fair Association. Commission asked Minshew if the City planned to use the bleachers anywhere else. Minshew responded, stating the City has no use for them at this time and is willing to donate them to the fair.

Albritton motioned to approve the surplus of tax credits, seconded by Cobb.

With no discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **Surplus Vehicles**

Ward addressed the Commission and presented a vehicle that was up for surplus as part of the City's vehicle replacement program.

G. Smith motioned to approve the resolution, seconded by Albritton.

With no discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

### **Street Sweeping Agreement**

Long addressed the Commission and presented a renewal agreement with Sweeping Corp of America.

G. Smith motioned to approve the resolution, seconded by Cobb.

With no discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

## **COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, OTHER ELECTED OFFICIALS AND CITIZENS**

Cobb provided updates on upcoming RLC meetings.  
Minshew provided updates on current projects.

### **Nadaskay recessed the City Commission Meeting and called to order the Meeting of the Board of Directors of the Wauchula Community Redevelopment Agency**

#### **Approval of Minutes from the August 14, 2023 Meeting**

G. Smith motioned to approve the minutes as presented, seconded by Albritton.  
With no discussion, Nadaskay asked for all in favor, all responded aye.  
Motion carried.

#### **Evers Grant Extension Request**

Newman addressed the Board and explained this grant was set to expire at the end of October and they were on schedule until they ran into an issue with one of the contractors. Newman provided photos of the poor quality work that had been done and explained the Evers' were finding a new contractor. The Board decided to extend the grant until December 31, 2023 without the loss of any grant funding.  
Albritton motioned to approve the minutes as presented, seconded by Cobb.  
With no discussion, Nadaskay asked for all in favor, all responded aye.  
Motion carried.

#### **CRA Resolution 2023-01 CRA Final Budget for 2023-2024 Fiscal Year**

G. Smith motioned to approve the minutes as presented, seconded by Albritton.  
With no discussion, Nadaskay asked for all in favor, all responded aye.  
Motion carried.

### **Nadaskay adjourned the Wauchula Community Redevelopment Agency Board Meeting and reconvened the City Commission Meeting**

#### **Approval of the Wauchula Community Redevelopment Agency Board's Actions**

Cobb motioned to approve the Wauchula Community Redevelopment Agency Board's actions, seconded by Albritton.  
With no discussion, Nadaskay called for all in favor, all responded aye.  
Motion carried.

**With no further business to discuss, Nadaskay adjourned the Commission Meeting at 7:34 p.m.**

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Stephanie Camacho