

On Monday, April 1, 2019 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop in the Commission Chambers at 225 East Main Street, Suite 105, Wauchula.

**Nadaskay called the workshop to order.**

Commissioners present were Mayor Pro-Tem Neda Cobb, Russell Smith, Mayor Keith Nadaskay, Kenneth Lambert and Gary Smith.

Also present were City Manager Terry Atchley, Assistant City Manager Olivia Minshew, City Attorney Thomas Cloud, Finance Director Sandee Braxton, Police Chief John Eason, Community Redevelopment Agency Director Jessica Newman, Community Development Coordinator Kyle Long and City Clerk Holly Smith.

**YMCA Discussion**

Atchley addressed the Commission and stated we had officially been notified by the Sarasota YMCA that they will begin shutting down and eventually closing their operations at the Hardee YMCA facility.

Atchley noted the City owns the property and the buildings. Atchley stated discussion had occurred with a couple of individuals and one had surfaced to the top that had some desire and interest in the facility.

Denise Grimsley, administrator of AdventHealth Wauchula addressed the Commission.

Grimsley stated AdventHealth did have some interest in taking over the 11, 000 square foot building currently being occupied by the fitness center for the YMCA. Some of the goals for Hardee County since the completion of the new hospital were to create a wellness program and that was planned for two or three years from now, so this is coming a little sooner than anticipated. Grimsley stated AdventHealth is prepared to assume the role April 12<sup>th</sup> without having to shut down the facility. We have worked out an arrangement with the Sarasota YMCA for transfer of assets, which is the equipment. Grimsley stated we have not talked to all the employees yet but we have talked to the manager there and we will assume his role. Our goal is to turn it into a twenty-four hour facility as soon as possible. We eventually want to create a wellness center and add cooking classes, nutritional counseling, and diabetes education and at some point maybe a massage therapist. Grimsley stated there would be some minor refurbishing of the facility to start with and then next year starts the capital campaign with the Boots & Pearls Fundraiser. Nadaskay asked was this just for the main building. Grimsley stated yes and added she had spoken with Atchley and informed him that childcare was not their area of expertise. Grimsley stated they were willing to work with anyone to help make the transition as smooth as possible. We have talked to the Sarasota YMCA about them continuing to operate in the building until they shut down their VPK April 24<sup>th</sup> for the year. Lambert asked Grimsley what would happen to the current memberships and the structure of the billing. Grimsley stated there would be an immediate transfer and the current members would get April 1<sup>st</sup> thru April 12<sup>th</sup> free because the YMCA is not going to bill them and we would not pick-up the billing until later in the month. Grimsley stated AdventHealth currently operates a fitness center in Lake Placid and they will be using the same software system. Grimsley added the current customer list will be entered into the system and then start billing. The structure will be pretty similar and a single membership will be \$37 and for a family or spouse will be \$45. Grimsley stated the current YMCA has many membership levels and we will simplify it to just two. Lambert asked about the afterschool childcare programs and how would it be structured. Atchley stated there are a couple of individuals here tonight that have expressed some interest in the youth program and there had been discussion between these individuals, the City and AdventHealth regarding this matter. Atchley stated let me make it clear the hospital is not in the childcare business and they do not want to be, but they are more than willing to work with anybody that you may deem appropriate to move forward and rise to the occasion. This could possibly mean a couple different leases with the hospital leasing the large facility and another organization leasing the newer building, playgrounds and access to the basketball courts. Lambert asked

if there had been discussion on the coordination of those pieces and who would manage that. Atchley stated there had been some discussion but there has been no real discussion on the total logistics of how that would flow; however I believe you will probably end up with two different entities. Atchley added there is a significant amount of concern from the community as to what will happen to the afterschool and summer program. Grimsley stated she had some discussion with the current manager about the basketball courts and they are mostly used by the youth; therefore we would not take possession of those, they would go with the youth program. Atchley stated what I needed to do tonight was to get some of this information before you as a commission and to start getting guidance that you will need to give us at your regular meeting next week; whether you want us to pursue some type of lease agreement. Atchley stated you may want to consider some type of temporary agreement and we can work with Cloud to bring back before you next week. Atchley stated it would be his recommendation on any lease agreement that you might consider no more than a three year agreement. Grimsley agreed with the three year agreement and asked if the agreement could be the same as it was with the Sarasota YMCA and if possible, waive the utilities for the remainder of the year so they can build up some capital to put back into the facility. Nadaskay asked if the YMCA currently paid their utilities. Atchley stated the YMCA did not for the first several years, but around the year 2000 they began paying them. Nadaskay asked what the monthly average was. Atchley stated they have three meters and a monthly average is \$2,800 to \$3,000. Grimsley noted that two of those meters would go to the teen (Burton) building. Grimsley stated they would not be taking control of the Burton building. Grimsley stated AdventHealth would assume the utilities bills starting January 2020. Cobb asked if a person had to be a patient to use the facility or was it open to the public. Grimsley replied it would be open to the general public. Atchley stated tonight we are just trying to see if you have any interest or not because if you start down a path with AdventHealth tonight and if you want to try and insure that services are not interrupted you are going to have to come to some type of agreement by next week. Cloud stated it would be a two-step process beginning with a license for 90 days and it would contemplate entering into a three-year lease. Nadaskay asked if there were other individuals present that wanted to talk about the teen building. Atchley introduced Thomas Trevino.

Thomas Trevino – 280 S. Hollandtown Road, Wauchula

Trevino gave a brief history regarding his purchase of childcare facilities in Bowling Green and Wauchula. Trevino stated he had been approached by the Early Learning Coalition regarding taking over the program from the YMCA and they are prepared to issue us contracts to continue the afterschool program. Trevino added DCF is also prepared to issue him contracts. Trevino stated his plan is to continue the afterschool program, transition the teachers from the YMCA to his team, and continue the VPK program and the youth programs. Trevino noted he had been in contact with Bob Shayman Superintendent of Schools to let him know what we are working on and what to expect in the future. We are looking to house all of this in the Burton building, which is the Teen Center. Trevino stated they will be using the playground and the basketball courts. The VPK program will be ran out of the Teen Center. Trevino stated his goal is not to just take it over and be complacent; we are looking to expand the services for the community and to continue to grow. Trevino stated the childcare centers he currently has are private entities and after discussion with his attorney he is prepared to establish a non-profit organization that would pretty much house all of this. Nadaskay stated your vision is basically continue service as it is now; no interruption and you will still have the summer camp. Trevino stated they have already been working on keeping the programs going. Atchley stated he was glad to see that Trevino was looking at the option of becoming a non-profit and he would hate to see the available dollars that come into this community from the United Way go away because of being a for profit organization. Atchley stated if you as the Commission chose to go down this path, putting a temporary plan into place, it helps us determine how this all lays out and which part falls under which lease. Lambert asked if there were going to be any capital investments required in the structures in the near future. Atchley replied not that he had seen and the facility

manager/engineer from AdventHealth had been through the large building. The Teen Center is virtually a new building, the Kiwanis Club helped build that a few years ago. The parking lot is in decent shape and that would be a shared resource because it is parking for both facilities. Atchley stated there is some minor fence repair to be done. Atchley asked Grimsley her thoughts as to what may need repairing. Grimsley stated the large building is in need of gutter repair and we would ask for that to be taken care of by the City.

Earnest Graham – 703 Honolulu Drive, Wauchula

Graham stated he is the head coach for the Hardee track team and the President of the Hardee Youth Football League and the Director of Football for the varsity. Graham expressed his interests in keeping the youth programs going and suggested a Boys & Girls Club.

R. Smith stated these are some great ideas however, one of my concerns is there is going to be two leases and two entities, I want to make sure they can get along and function together because I do not want to see this back before us in six months. Lambert stated these are some good concerns and comments but we are neither in the program creation business nor the grant business. R. Smith replied no we are not. Atchley informed the Commission of a letter that had been received by Trek Behavioral Services asking to continue allowing them to rent space at the Teen building. Atchley stated Trek had recently signed a lease agreement with the YMCA and shortly after the lease was signed was given notice of the YMCA's closing. R. Smith stated this really hits home for him and this type of facility is needed in this community.

#### **Ordinance 2019-07 – Rezone of 770 & 810 MLK Avenue**

Long addressed the Commission and explained the proposed ordinance. Long stated an application had been submitted for rezone of 770 & 810 Martin Luther King Avenue. The rezone request is to go from R-3 multi-family residential to R-4 manufactured mobile home park. The two parcels are 41.5 acres. Long stated this used to be the old FEMA trailer park and there is existing infrastructure there, water and sewer. The Planning & Zoning Board did recommend rezone of this request at the March 18<sup>th</sup> meeting. Cobb asked how many trailers were going to be put there. Long stated it is very preliminary now and they cannot do anything until it gets rezoned. Atchley asked Long if the rezone is allowed what is the maximum number of trailers. Minshew replied the previous site plan that was approved for temporary use for the FEMA trailer park was 150. Nadaskay commented the application states 250 plus. Minshew replied that is residents. Minshew explained they wanted to follow the site plan that was originally laid out but our Land Development Code has been updated since then, therefore they may not get 150. Cloud stated they will have to amend the site plan. Minshew replied yes it will have to be amended to meet the minimum lot sizes and the minimum right of way widths. This will end up decreasing the number of units that they previously had. Minshew stated they will still have to do stormwater retention and stuff like that. Minshew added the use of a mobile home park will have to go before Planning & Zoning Board to get approval for the use and they would also have to approve the site development plan. Cloud asked would the site development plan come back before the Commission. Minshew replied no sir, both of those requirements are heard and approved just by the Planning & Zoning Board, unless they were to deny it and they would appeal here. Cloud asked Minshew if the Commission could request the site plan to come back before them after the Planning & Zoning Board. Minshew replied if you tell me it can. Minshew stated the Land Development Code states it has to go before Planning & Zoning to be approved. Cloud stated that is the minimum. Minshew replied if this Board would like to see it then she would be sure to bring it back to them. Cloud stated the last few mobile home parks he had seen are terrible and to say they had a site plan. Lambert stated that is information we do not know at this time and I think it is good caution and something we take into consideration. R. Smith stated I do not think the issue is the rezone for a mobile home park it is whether we will end up with a mess. Lambert replied I understand but I do not want to have us add a layer of complexity to something from a time stand point that may or may not work and then we end up with nothing. Lambert stated I am just asking for the in between within that

stance. Minshew replied it would only mean one meeting before Planning & Zoning so there is not really an in between. Lambert asked but we would have the right as the City of Wauchula through an appointed representative to object to the plan would we not. Minshew replied staff would have already reviewed the site development plan and worked with any developer to say this does not meet the land development code before it is even sent to the Planning & Zoning Board for it to be approved. Minshew added it is just because of the size of the development it has to go before that Board. Cloud stated the only reason I mentioned it is that I know when site plans come here everyone of these Commissioners has something to say about it and invariable whether it is about sidewalks or adequate stormwater, good questions are raised and I get a little nervous around mobile home parks. Nadaskay asked if there was a way for the Commission to review the site plan before going to Planning & Zoning, not for approval but informational purpose. Minshew replied yes in theory they should if not already be on an agenda and we should have the back-up documentation in our hands and reviewed prior to their meeting so potentially you could see it the week before their meeting. Cloud commented that would at least give you the opportunity to look at it. R. Smith stated it had been a long time since he had been in that area and remembered there were a couple of dirt roads there. Long replied they are shell. R. Smith asked if there was any intention of paving them or do we know that yet. Minshew replied yes that was her understanding. Atchley replied we do not know until you have done the rezone because they are not going to spend any money on design and engineering until the property is rezoned. Lambert replied we have to take a step to see if we get a step in return and I think we can manage what those steps look like, but if we do not take one we might not have an opportunity at all. Atchley stated keep in mind what is somewhat pushing this for potential development opportunity is the extension of Carlton Street and Carlton Street will be the north end of this property. Atchley added there are many unanswered questions but the rezone needs to be complete before the property owner moves forward with development.

#### **Resolution 2019-03 – Financing with BB&T for Bucket Truck**

Braxton presented Resolution 2019-03 to the Commission for their review.

#### **Discuss Bad Debit Write-Off**

Braxton presented the Commission the bad debt for utility customers. Braxton stated there are 271 accounts and they are from September 2008 thru December 2011 and out of all of these accounts only five of them are commercial accounts. R. Smith asked Braxton the collection process. Braxton explained the process to the Commission. More discussion was had on the collection process. Braxton added the \$66,619 we are talking about writing off now is about 0.2% of what we would have billed over this same time period.

#### **Wellness Program Updates**

Minshew addressed the Commission and gave an overview of the City's Wellness Program activities.

#### **With no further business to discuss, Nadaskay closed the Commission Workshop and Opened the CRA Workshop**

#### **Infill Housing RFP for 215 W. Bay Street**

Newman addressed the Board and explained the Infill Housing RFP for 215 W. Bay Street.

#### **Project Update Reports**

- **Palmetto 8** – Slow and Steady
- **Utilitech** – Submitted plans and in a holding pattern

- **Cobb Project** – New Superintendent over project, new completion date is August 30, 2019.

With no further business to discuss, Nadaskay adjourned the Workshop at 6:27 p.m.

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Holly Smith