

On Monday, February 14, 2022 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting.

Nadaskay called the meeting to order.

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

Also, present were City Manager Terry Atchley, Deputy City Manager Olivia Minshew, Assistant City Manager/Finance Director Sandee Braxton, Assistant City Manager/Police Chief John Eason, CRA Director Jessica Newman, Communication Coordinator Cheyenne Pohl, Community Development Director Kyle Long, City Clerk Holly Smith and City Attorney Kristie Hatcher-Bolin.

Nadaskay declared a quorum.

Approval of Agenda

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

Approval of Minutes from the January 10, 2022 Meeting

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

This meeting is also being held virtually.

All virtual attendees will be muted upon entry to the meeting. If you wish to participate during public comment, please raise your hand and you will be unmuted.

- To raise your hand from a computer, select "Participants" then select "Raise Hand"
- To raise your hand from a smart device, select "Participants", then select yourself, then select "Raise Hand"

To raise your hand by phone press * 9

PRESENTATION

Mosaic Grant

Atchley addressed the Commission and introduced Heather Nedley with Mosaic. Nedley introduced Ryan Thomas the General Manager at the South Fort Meade mine. Nedley and Thomas presented the city with a \$300,000 grant to help with renovations to the Historic City Hall.

Bike & Pedestrian Plan

Jennifer Codo-Salisbury – Central Florida Regional Planning Council
Codo-Salisbury addressed the Commission and explained the Wauchula Bicycle, Pedestrian & Trails Plan. The plan consisted of a GIS map inventory of existing facilities, map of locations (schools, parks, retail), opportunities for sidewalk connectivity, opportunities for bike ways/multi-use and trails plan. Codo-Salisbury discussed school walkability, connectivity, and sidewalks. Nadaskay and Albritton voiced their concerns with sidewalks and children walking to school. Codo-Salisbury briefly discussed multi-use facility and a potential Peace River Land Trail. Albritton asked if this would really happen or was the plan just

getting the City's hopes up. Codo-Salisbury stated it was more of a reality than it was but it would depend on property owners. Atchley noted having a plan in place helped the city with future grant opportunities. Nadaskay asked what was the next step since we have a plan. Codo-Salisbury stated the next step was to bring back for approval a final draft document and explained they were working with Hardee County and a public meeting was scheduled for March 7th to discuss Parks & Recreation Master Plan. Codo-Salisbury stated the public meeting was to discuss future parks, trails, and recreation within all of Hardee County. Codo-Salisbury stated she would like feedback from the City.

PUBLIC COMMENT – NON-AGENDA ITEMS

ORDINANCES/PUBLIC HEARINGS

Ordinance 2022-01 – 2nd Reading – Extending the Suspension and Waiver of Water and Wastewater Impact Fees

Nadaskay announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Commission.

Hearing no comment from the public, Nadaskay closed the Public Hearing.

Bolin read Ordinance 2022-01 by title only.

G. Smith motioned to approve Ordinance 2022-01, seconded by R. Smith.

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

Motion carried.

CITY MANAGER/NON-CONSENT

Announce Power Cost Adjustment

Atchley announced the PCA for February should be \$0.026, an increase from the prior month.

The tax-exempt portion should be \$0.017, the same as the prior month.

Discuss 221 W. Main Street

Atchley addressed the Commission and reminded them that they had asked for additional information on 221 W. Main Street. Atchley stated after Braxton reviewed the history of 221 W. Main Street and it was at the break even point and has paid for itself after 13 years.

Brent Stephens – Owner of Giovanni's

Stephens addressed the Commission and stated he was invested in the building and had recently spent \$5,000 on a new air conditioner for the building. Stephens stated he would be willing to pay the additional \$15,000 for the roof. Stephens added if you were stuck on the \$180,000 that was a little bit of a problem for him financially. Stephens stated his company had 6 properties within the county and the majority of them were in the city limits. Nadaskay asked if the discussion needed a stenographer.

Hatcher-Bolin replied no. Stephens stated he was willing to meet the city half-way. Nadaskay asked

Stephens if there was a formal offer of \$165,000. Stephens replied yes. Albritton asked when the first

appraisal was done. Atchley stated the first appraisal of \$150,000 was done in June 2021 and in

November Stephens made an official offer of \$150,000. Atchley added around the same time there was

issues with the roof and a new roof was put on and you asked for another appraisal to be done. Atchley

stated the second appraisal which was done by the same appraiser came back at \$180,000. Stephens

stated it was in his spirit to make it work and asked if over a 3–5-year span could his company invest an

additional \$10,000 in the park to make up some of the difference between his offer and the appraised

value. After some further discussion.

The Commission asked the following to be within the real estate contract: sale price of \$165,000, a \$10,000 investment/project within Heritage Park with deferred timeframe, what type of project and who would approve it and a date certain for the project to be completed or transfer the balance back to buyer and first right of refusal.

CITY MANAGER, CONSENT AGENDA

Accepting FAA Airport Rescue Grant and Authorizing the City Manager to sign the agreement Advertising RFP 22-01 – Water/Wastewater Rate Study

Albritton motioned to approve the Consent Agenda as presented, seconded by Cobb. With no discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

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

Cobb gave RLC and CFRPC updates.

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

Approval of CRA Minutes from January 10, 2022 Meeting

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

Krause Contract Extension

G. Smith motioned to extend the Krause contract, seconded by Cobb. With no discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

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

Approval of the Wauchula Community Redevelopment Agency Board's Actions

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

With no further business to discuss, Nadaskay adjourned the Commission Workshop at 7:03 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith