

On Monday, February 4, 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.

Nadaskay announced CFRPC had not arrived yet, therefore Tab 1 will be skipped for now. Atchley announced that all of the information for Tab 3 had not been received; therefore it was pulled off the agenda.

**Peace River Water Cooperative Coordinating Committee**

Cloud addressed the Commission and stated joining the Coordinating Committee was an option in the final settlement agreement. Cloud stated we have a choice to join the Coordinating Committee, which I would recommend you to authorize me to send them notice that we would like to join the committee which is provided for under the settlement agreement. Atchley noted this opportunity is limited. Cloud replied yes it has to be exercised within 60 days after the execution of the settlement agreement.

**YMCA Assistance**

Atchley addressed the Commission and discussed the situation the local YMCA was experiencing. The Hardee County YMCA is a member of the Sarasota YMCA Region. Unfortunately, times have changed for them and just prior to the Christmas holiday, the Sarasota YMCA informed the local YMCA board they would be severing their relationship. Sarasota has been a partner here since at least 1993, when they entered into their first lease agreement with the City of Wauchula to utilize the facilities. Atchley stated over the years the Sarasota YMCA has been subsidizing the Hardee County YMCA to some level. The Hardee County YMCA is on a mission to see how they can continue to sustain themselves and remain a viable organization for our community. Atchley stated one thing he was told was that the YMCA organization does not particular care to authorize independent franchises; they prefer that they are a member of a region within their area. The local board has reached out to the Highlands County YMCA, but they have some challenges of their own and are not in a position to help at this time. They also reached out to the Lakeland YMCA and they are very interested in a partnership, however they just acquired the Lake Wales YMCA and that puts a financial burden on them for the next 18-24 months. It does give the local YMCA hope but in the mean time they are trying to figure out how they continue to operate and keep the doors open. Atchley stated the local board did meet with City staff a second time and discussed the areas they would need help in. Atchley explained to the YMCA board that staff could not make any decisions. Atchley asked the Commission if they would like to help the Hardee County YMCA in any capacity. Lambert stated he felt a committee compiled of City staff needed to be formed and explore what we are looking at. Nadaskay asked several questions as to what the YMCA was asking for. Nadaskay asked if Sarasota told the local YMCA we do not want you because you are losing too much money. Newman replied yes. Newman stated she has been on the Hardee County YMCA board for 10 years and every single year this has been a concern from Sarasota. Newman stated Sarasota subsidizes the local board and they have their own issues and their own issues have gotten to be too great. Nadaskay replied he was on the board for about 10 years and every year they reported a deficit. Newman

replied they have reached out to other corporations other than the City. Newman stated they have their feelers out at this point. Newman added Florida YMCA has expressed interest in keeping the Hardee County YMCA open. More discussion was had on this matter. R. Smith asked what we provided to the Y other than a building. Atchley stated the lease was for \$1.00 but they do have to maintain the building. R. Smith asked how much was the utilities. Braxton replied last month it was around \$1,600. R. Smith commented if we waived collection of utilities that is about a \$20,000 subsidy from the City. Cloud asked the Commission if they currently do that for a non-profit organization. Nadaskay and Lambert both replied yes we do. Cobb asked when the contract will expire. Newman replied they gave 90 days from December 2018. Atchley stated we did not want to get too bogged down into it until we brought it before you for this initial review and discussion to see what interest if any you may have in helping the YMCA out. Nadaskay replied he felt Lambert had a good idea with staff combing through the information and bringing back to them what staff felt comfortable with. Nadaskay stated he struggled with City doing basic business services for the YMCA. Atchley replied staff agreed with him. Lambert stated the Board may have all the information you need as far as profit and loss and budget numbers. Nadaskay replied more to come on this matter.

### **Lambert Property – Ordinance 2019-02 – Future Land Use Amendment and Ordinance 2019-03 – Zoning**

Marisa Barmby – Central Florida Regional Planning Council

Barmby addressed the Commission and discussed Ordinance 2019-02 and Ordinance 2019-03.

Barmby stated Ordinance 2019-02 will change the future land use of 10 acres from Hardee County Town Center to City of Wauchula Low Density Residential on 9.64 acres and Conservation on 0.36 acres. The companion zoning Ordinance 2019-03 will change from Hardee County Agriculture (A-1) to City of Wauchula Single Family Residential/Duplex (R-2) on 9.64 acres and Conservation on 0.36 acres. Barmby stated this property is located at 1685 Louisiana Street. Barmby added there is a companion annexation application which had first reading at the January 14, 2019 meeting. Barmby presented land use and zoning maps to the Commission and explained the changes. Barmby stated on January 22, 2019, the two items went before the Planning & Zoning Board and they recommended denial on both ordinances. R. Smith asked why the Board recommended denial. Long addressed the Commission and stated at the P&Z meeting there was a room full of residents who spoke on why they did not want the changes to occur. Long stated after the public comments the Board did not deny the ordinances based on the proposed changes but because of how the neighborhood felt. Cloud asked was there a motion made. Long replied yes. Cloud asked what the reasoning for the motion was. Long stated one of the Board members made the motion stating he recommended denial because he was tired of all the political correctness and the citizens not being heard. Cobb stated it would have been nice if the citizens were present tonight. Minshew stated there is a letter and a petition on the agenda for you to review. Lambert gave a history of annexations near this property. Lambert noted he did not own the property requesting the annexation. More discussion was had on this property and the surrounding properties. Cloud stated he felt very strongly that the annexation of this parcel is lawful within the Statute. Atchley clarified this discussion tonight is strictly about the land use and the zoning and that is what was heard at the P&Z meeting, not the annexation.

### **Online Features for Utility Accounts**

Braxton addressed the Commission and demonstrated and explained all the new features with viewing and paying utility bills online.

### **ADA Accessibility Efforts on Website**

Minshew addressed the Commission and gave a presentation on how the ADA features on the City of Wauchula's website worked. Cloud had further discussion on this matter with the Commission.

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

### **Commercial Revitalization Grant – Sherry White Ministries/Mustard Seed Application**

Newman presented the application to the Board for their review. The application for is roll up bay doors, painting, and other repair work. They do have some donated supplies and labor but the cost is still \$23,604. A Certificate of Appropriateness has been filled out and they will be going before the Historic Preservation Board. Nadaskay asked if they lease the property can they apply for a grant. Newman replied yes they lease the property and they can apply for a grant with the property owner's authorization. Newman stated the property owner had signed the Certificate of Appropriateness and she will make sure he signs the application by Monday night's meeting. Lambert asked was there a specific dollar amount they were asking for in the application. Newman replied no we do not set an amount in the application that is determined by this Board. R. Smith asked how much was in the budget. Newman replied \$100,000 and noted that she has not received any applications. R. Smith replied it has been a while since we have had a grant but it looks like in the past we have done fifty percent. Newman replied they have all been fifty percent except one was seventy-five percent. Newman stated this will be presented to you on Monday. Lambert asked who receives the checks. Newman replied it would be whoever writes the checks, which in this case it would be Sherry White Ministries. Newman stated this agenda item will be before you next week.

### **Project Updates**

#### **Utilitech**

Newman stated Brent Stephens had met with Juanita from the Fire Department and they have agreed to put a door leading outside from the second floor. This will be a wrap around balcony and the stairs will lead down to the sidewalk on the west side of the building. The second door will be a secondary means of egress which will work for the Fire Department. The concept has been presented to the Historic Preservation Board but have not received an official approval because they have only presented a concept to the Board. They will still have to go back to the Board with specs and actual renderings of what it will look like. There will still be five foot of sidewalk remaining after the stairs are installed. The new updates have been sent to the draftsman to update the plans. Once this is complete the revised plans will go back to the Building Department for approval.

#### **Cobb Project**

Newman gave the update from Darryl Kinchen on the Cobb Project. The structural steel for the 3<sup>rd</sup> floor and pumping concrete slab was completed on Monday. The framing of the 3<sup>rd</sup> floor exterior walls will start on February 6, 2019 and will take approximately two weeks to complete. Sheath exterior walls will be up on February 20<sup>th</sup>. After it has been inspected they will begin to erect the roof structure. During this time they will complete the ground floor interior framing and begin installation of the fire suppression system followed up by the mechanical and electrical. The current schedule of completion is May 31, 2019.

#### **Palmetto 8 Project**

Newman stated this project is moving right along and the expected completion date is June 2019.

#### **Main Street Wauchula Update**

Newman gave a brief overview of the past and upcoming events.

Newman informed the Commission of the 107 new cushions received for the auditorium.

With no further business to discuss, Nadaskay adjourned the Workshop at 6:50 p.m.

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Holly Smith