

On Monday, February 7, 2022 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop.

**Nadaskay called the workshop to order.**

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

Also present were Deputy City Manager Olivia Minshew, Assistant City Manager/Police Chief John Eason, Assistant City Manager/Finance Director Sandee Braxton, Police Captain Brandon Ball, Community Development Director Kyle Long, Communication Director Cheyenne Pohl, Community Redevelopment Director Jessica Newman, Director of Project Management and Procurement Ward Grimes, Code Enforcement Officer Raina Bergens, City Attorney Kristie Hatcher-Bolin and City Clerk Holly Smith. City Manager Terry Atchley attended virtually.

**Code Enforcement Update**

Bergens addressed the Commission and gave a code enforcement update from January 1, 2021 – December 31, 2021. Bergens noted 144 cases had been opened, 144 had been closed and 1 remained open. Bergens stated there had been \$67,823.21 of fines invoiced and only \$626.39 had been paid. Nadaskay asked if the amount of money fined and collected was normal. Bergens stated no and explained liens were going to be placed on the non-homesteaded properties. Minor discussion was had.

**Discuss 221 W. Main Street**

Brent Stephens

Stephens addressed the Commission and expressed his concern with the second appraisal. The first appraisal was \$150,000 and the second appraisal increased to \$180,000. Stephens stated there was a new roof completed between the first and second appraisal which cost \$15,000 but increased the second appraisal \$30,000. Stephens stated he had an issue with the second appraisal because there was an offer on the table for \$150,000 and then a second appraisal was done and increased the value \$30,000. Nadaskay informed Stephens he understood his frustration however the City was now in a difficult position with the second appraisal. Nadaskay stated how does the City explain to the citizens of Wauchula why we are selling a building for less than the appraised amount of \$180,000. Stephens stated he understood but felt the second appraisal was unfair. Stephens added he would buy the building at the original offer and meet the City half way on the roof. After more discussion, Atchley addressed the Commission and reminded them what the purpose of the CRA was. Atchley stated he was not advising the Commission to go one way or another but this was a CRA project and the City should not have owned this building for this length of time. Newman agreed with Atchley and stated the purpose of the CRA was to eliminate slum and blight and that was done with this building. Newman stated she did want to evaluate the numbers. Nadaskay asked Stephens to put a proposal together and bring back to the Commission. Atchley stated he would work with Stephens and draft something to bring back to next week's meeting.

**Discuss FAA Grant Award**

Minshew addressed the Commission and explained the FAA grant award was for \$32,000.

**Discuss RFP 22-01 – Water/Wastewater Rate Study**

Minshew addressed the Commission and explained RFP 22-01 was for a water/wastewater rate study. Minshew stated it had been several years since the City went out to bid for the water/wastewater rate

study. Minshew noted the city attorney had reviewed the RFP and did not have any comments. R. Smith asked when the last rate study was done. Minshew stated 2014.

### **Quarterly Financial Review**

Braxton addressed the Commission and presented the financial quarterly report.

### **Electric Substation Building Discussion**

Minshew addressed the Commission and staff went on Facebook and posted a Google poll. Pohl addressed the Commission and explained the comments received through the Google poll. Pohl stated the poll received 170 responses. The responses were a museum, restaurant, larger party rental space similar to the train depot for wedding venues, meeting hall, skate park, brewery and the majority of the responses was for a homeless shelter. Albritton stated she did not want to demolish the building she would like the city to look at refurbishing options. Albritton stated time was not pressing and she would vote to keep the building and refurbish it. Nadaskay also agreed he did not want to demolish the building. R. Smith stated all of the responses would not be appropriate next to the electric substation. More discussion was had the condition of the building and its future.

Lori Friers – Hardee Help Center Outreach Coordinator

Friers addressed the Commission and explained the homeless population was growing and transitional housing was needed. Nadaskay thanked Friers for her feedback and stated he was sympathetic however he felt the building was not a suitable fit for any type of housing needs.

Jill Vaillancourt – Hardee Help Center

Vaillancourt stated help was needed for the homeless but did not realize the building was not suitable for housing.

Atchley stated he did not feel the building could ever be used for a living facility. Albritton stated she would like more feedback from the community and suggested talking with civic groups. Atchley stated staff would reach out to the local civic groups and bring the comments back before the Commission in March.

Cobb gave updates on RLC and CFRPC.

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

### **Krause Lawn Care Agreement**

Newman addressed the Board and explained the Krause Lawn Care was a one-year contract with an option of 3, one-year extensions. Nadaskay asked Newman if she was satisfied with their services. Newman replied yes.

**With no further business to discuss, Nadaskay adjourned the Workshop at 6:17 p.m.**

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Holly Smith