

On Monday, January 11, 2021 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, Assistant City Manager Olivia Minshew, Finance Director Sandee Braxton, Assistant Police Chief Matthew Whatley, Community Redevelopment Agency Director Jessica Newman, Community Development Coordinator Kyle Long, City Attorney Kristie Hatcher Bolin and City Clerk Holly Smith. Purchasing Agent Ward Grimes attended the meeting virtually.

Nadaskay declared a quorum.

Approval of Agenda

Cobb motioned to approve the agenda, seconded by Albritton.

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

Motion carried.

Approval of Minutes for the December 8, 2020 Ethics and the December 14, 2020 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.

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

ORDINANCES/PUBLIC HEARINGS

Ordinances/Public Hearings

Ordinance 2020-11 – Public Hearing – 2nd Reading – HRTPO Amendments

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.

Attorney Bolin read Ordinance 2020-11 by title only.

Albritton motioned to approve Ordinance 2020-11, seconded by Cobb.

Albritton asked if the ordinance was bringing the code into compliance. Long responded yes.

With no further discussion, Nadaskay called for a roll call vote, all responded aye.

For those opposed like sign, no response. Motion carried.

City Manager/Non-Consent

Announce Power Cost Adjustment

Atchley announced the PCA for January should be \$0.015, the same as the prior month.

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

Victory Investment Property

Atchley addressed the Commission and explained the encroachment agreement with the Hardee County Industrial Development Authority. Atchley stated the IDA was purchasing 209 and 217 East Main Street and after the survey was completed some minor encroachment on East Main Street was discovered. Atchley noted the City of Wauchula did not have any interest in the particular area, the IDA had asked if the City Commission would consider approving and signing the agreement. Atchley stated he had sent the agreement to Attorney Cloud for his review and he had no concerns with the agreement. Atchley noted the IDA was asking the County to consider the same agreement. Atchley stated the IDA had been contacted by the State and they agreed to resolve the issue with an agreement since this was state property. Atchley noted the IDA would still like for the City Commission to approve and sign the agreement just to cover all of their bases.

Albritton motioned to approve the encroachment agreement, seconded by Cobb.

A few more questions were asked.

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

Motion carried.

Bad Debt Write-Off

Braxton addressed the Commission and explained the bad debt write-off was from 2013 and was for 56 accounts totaling \$10,963.90. Braxton noted it was a .11% write-off and every attempt had been made to recoup the money. R. Smith asked Braxton if she felt a policy was needed to allow account write-offs under certain dollar amounts instead of waiting eight years. Braxton stated she would prefer just to write-off accounts all in the same billing year.

Cobb motioned to approve the bad debt write-off, seconded by R. Smith.

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

Motion carried.

Surplus Vehicles

Atchley presented the Commission with photos of the surplus vehicles. G. Smith asked what the trade-in values were. Grimes stated the trade in values for the 2016 Chevrolet Tahoe was \$20,500 and for the 2004 GMC Sierra 1500 was \$1,000. Atchley noted the 2004 GMC was in bad shape.

G. Smith motioned to approve the surplus of the vehicles, 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

Long addressed the Commission and explained MM Wauchula, LLC had submitted to staff a subdivision plat. Long stated the plat was for 34 acres containing 26 lots and was located south of the hospital on N. Highway 17. Long noted the developer was on a time crunch and wanted to get approval as soon as possible. Long stated the normal time frame for a subdivision plat approval was 5-6 months. Long noted MM Wauchula would be doing a performance bond for the construction and explained the timeline.

Albritton asked why the rush. Long stated he was told the bank would not close the funding until the plat was approved. R. Smith stated he vaguely remembered this came before the Commission several years ago. Long replied yes it was the same development. R. Smith stated sidewalks were discussed then but he wasn't sure about lighting. Long stated the request was for sidewalks to be on one side of the road, however the code requires sidewalks on both sides. Albritton stated she had an issue with rushing the

project through. Discussion was had on sidewalks with Hidden Creek subdivision and previous discussion with MM Wauchula regarding sidewalks with this development. R. Smith stated our Code states sidewalks are required on both sides of the street. Nadaskay suggested the developer give a presentation and show that everything meets the code and give time for discussion. R. Smith stated he would like lighting to be considered but realized it was not required in the code but felt like it needed to be discussed. Nadaskay noted having the plat map thrown at the Commission for a speedy approval along with changing the rules did not give the Commission time to review and discuss the project. Albritton asked how many homes would be in the development. Long stated there had been no plans submitted as to what would be built there. Long noted he knew there would be a medical component (offices), retail and possibly residential units on the south side (apartments). Long noted a developer's agreement was also being discussed. Cobb also discussed the importance of sidewalks being on both sides of the roads. Nadaskay stated he was excited about the project and was ready to see it transform.

Atchley informed the Commission he would be presenting the Annual Report from fiscal year 2019/2020 at the February Workshop.

Cobb gave updates on CFRPC and the Ridge League of Cities.

Nadaskay then recessed the Commission Meeting and called to order the meeting of the CRA Board of Directors

Approval of CRA Minutes from the December 14, 2020 Meeting

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

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

For those opposed like sign, no response. Motion carried.

Palmetto 8 Grant Extension

Dr. Curci attended the meeting virtually.

Newman addressed the Board and explained the grant extension would expire January 31, 2021.

Curci gave an update on the project. Curci asked for an extension until June 30, 2021. Albritton asked for clarification on the progress of the project. Newman stated the residential portion is further along than the dental and commercial space. The commercial space was going to be left as build to suit.

Albritton motioned to approve an extension until June 30, 2021, seconded by Cobb.

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

For those opposed like sign, no response. Motion carried.

Project Updates

Parks at Peace River – Pavilion plans are with permitting and the park was actually two parcels and the property appraiser was combining them.

Farr Field – Signed agreement with Kimley-Horn to start design phase.

Auditorium – Sign the work assignment to get the architectural drawings.

In- Fill Housing – Numerous packets had been picked up and banks are working with individuals on financing.

Newman gave updates on Main Street Wauchula events.

With no further business to discuss, Nadaskay adjourned the meeting of the CRA Board of Directors and reconvened the Commission Meeting

Approval of the CRA Board's Actions

G. Smith motioned to approve the actions of the CRA Board, seconded Albritton.

With no other 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 6:52 p.m.

Mayor Richard K. Nadaskay Jr.

City Clerk Holly Smith