

On Monday, January 8, 2018 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting in the Commission Chambers at 225 East Main Street, Suite 105, Wauchula.

Nadaskay called the meeting to order.

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

Mr. Atchley announced Commissioner Kenneth Lambert was absent for medical reasons.

Also present were City Manager Terry Atchley, Assistant City Manager Olivia Minshew, Finance Director Sandee Braxton, Community Redevelopment Agency Director Jessica Newman, Lt. Matthew Whatley and City Clerk Holly Smith.

Nadaskay declared a quorum.

Approval of Agenda with Add-On

Cobb motioned to approve the agenda, seconded by G. Smith.

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

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

Approval of Minutes of December 4 Workshop and December 11 Meeting

Cobb motioned to approve the minutes of November 10th Meeting, seconded by R. Smith.

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

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

CITY MANAGER, NON-CONSENT AGENDA

Announce Power Cost Adjustment

Mr. Atchley presented the January PCA to be \$0.01100 and the tax-exempt portion would be \$0.02200, which is the same as the prior month.

Discuss 215 West Bay Street

Mr. Atchley presented the details regarding this property which became the City's through Code Enforcement lien foreclosure. He explained it is in a dilapidated state and is infested with termites.

Mr. Atchley asked the Commission for their permission to demolish the structure. Nadaskay asked about declaring the property as surplus and selling it and let someone else demolish it. Mr. Atchley explained the City has an alternate plan for the property; staff would prefer to demo the house and sell the clear property to someone who would build a single family residence as opposed to a rental property.

Discussion was held on staff's plan, the amount of the lien, as well as other issues the City has had with such properties. Mr. Atchley further elaborated on staff and their "out of the box" plans.

Cobb motioned to begin demolition at 215 West Bay Street, seconded by G. Smith.

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

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

Discuss Board Appointments

Ms. Minshew presented the Board Members who had agreed to extend their current terms for the Commission's consideration.

R. Smith motioned to approve the Board Appointments 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.

***Agenda Add-On

Special Event Application for the Hardee County Chamber of Commerce

Mr. Atchley stated the building is too small to hold all the people who would like to attend the dinner to be held there. He further elaborated on the reasoning for the application and that Ms. Jessica Skitka was present if anyone had any questions.

R. Smith motioned to approve the Special Event Application 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 COMMISSIONERS, OTHER ELECTED OFFICIALS, CITIZENS

Mr. Atchley, as President of the South Florida State College Foundation, acknowledged City Clerk Holly Smith for receiving her Associates' degree and advised she will continue her education for her Bachelor's Degree.

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

Approve CRA Minutes of October 09, 2017

G. Smith motioned to approve the minutes of October 9th 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.

Wauchula CRA Revitalization Grant

Ms. Newman introduced the Grant for the Commission's consideration. Mr. Atchley reviewed the history of the business which recently purchased the building, Utilitech, and the fine job of renovating they have done thus far. Mr. Brent Stephens of Utilitech reviewed the repairs that have already been made to the building as well as what still needed to be done. Issues with head room on the top floor and fire regulations were reviewed by Mr. Stephens. He stated he was very happy to be downtown and would welcome input from anyone and opened the floor to anyone with questions. The exterior of the building and how to match what is already there was discussed. Nadaskay began discussion on the grant amount to assist in the renovations of the building. R. Smith and Ms. Newman discussed the 50/50 reimbursement. Ms. Newman and Mr. Stephens answered questions posed to them.

Mr. Stephens elaborated that his plan was to continue to grow here and to provide jobs locally.

Discussion was held on the grant and how best to pay it out and the time frame for project completion.

R. Smith motioned to approve the Grant in the amount of \$66, 250 with half up front and the rest upon completion of the project, September 30, 2018, seconded by G. Smith.

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

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

CRA Project Updates

Ms. Newman presented the following Project Updates for the Board's consideration:

West Park Place – electric and AC are installed; only 1 apartment is left available

Cobb Building – footers are in; it is moving along with walls going up next week

Palmetto 8 – has begun residential construction with 8 units available soon

Crews Park – the SWFWMD permit application has been submitted

Entry Way Signs – have been permitted and an on-site will be held on Wednesday

Ms. Newman further advised the Redevelopment Plan Update had been budgeted for this year. On January 29th various committees will meet throughout the day to workshop ideas and provide feedback.

A public meeting for the same purpose will be held that evening.

Ms. Newman stated she will notify the Board of the meeting times. The last Redevelopment Plan was submitted to the Board in 2010.

Ms. Newman continued with Paint the Town, which will be held on April 7th this year. G. Smith asked about the Marauder Project and Ms. Newman advised they would be breaking ground in April.

Main Street Wauchula Update

Ms. Newman presented the Main Street Wauchula update and presented the Shop Small Saturday video; 85 brunch tickets were sold; it included 16 participating businesses with three pop-up shops (A Lula Rue vendor, an accessory vendor and a baked goods vendor who sold out) in one of the vacant storefronts; there has been a 159% increase in transactions since 2014 with sales up 108%. Shop Small Saturday is becoming an event which businesses enjoy participating in. Nadaskay stated it was awesome event.

The Annual Ghost Tour will begin February 2nd and some tickets are still available. Two of the tours have already sold out. Ms. Newman reviewed other upcoming events to be held on Main Street and discussed the auditorium renovation.

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

Approve CRA Board's actions

R. Smith motioned to approve the actions of the CRA Board, seconded by Cobb.

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

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

REMINDERS:

January 13, 2018 @ 2:00pm - MLK Parade

January 15, 2018 - City Closed in Observance of MLK Day

February 5, 2018 @ 5pm - City Commission Workshop

February 12, 2018 @ 6:00pm - City Commission Meeting

Mr. Atchley announced that the Legislative Session begins tomorrow in Tallahassee and there is a lot going on. Many of them are being opposed by the Florida League of Cities and local governments.

A Bill which may pass the House this week concerning the CRA will need to be fought against.

A Bill in the Senate is pushing to require elected officials from municipalities that have ten million dollars in revenue over a three year period to fill out Form 6 instead of Form 1 for financial disclosures.

Mr. Atchley stated the list goes on and on and was rather depressing on how much local governments are going to be fighting against to hold on to their Home Rule authority.

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