

On Monday, July 9, 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, 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, Director of Support Services & Internal Auditing James Braddock, Community Redevelopment Agency Director Jessica Newman, Chief John Eason and Victoria Thompson.

Nadaskay declared a quorum.

Approval of Agenda with Tab 15 Discuss Parks at Peace River Phase 1 Packet pulled from the CRA

Lambert motioned to approve the agenda as presented minus Tab 15, 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 for the June 4th Workshop and June 11th Meeting

Cobb motioned to approve the minutes of the June 4th Workshop and the June 11th 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.

AWARDS/PRESENTATIONS

Curb Appeal Award – July 2018

Nadaskay presented the award to Hardee Help Center of 713 E. Bay Street.

MLK Celebration

Diane Smith asked the Commission for their consent and permission to use Main Street for the MLK Parade, Saturday, January 19, 2019 at 2:00pm. Lambert motioned to approve request for the MLK Parade, seconded by Cobb. With no discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried. Lambert stated just for the record I will not be able to be there that day; I have a son getting married then.

CITY MANAGER, NON-CONSENT AGENDA

Announce Power Cost Adjustment

Atchley announced the assumed PCA for July should be \$0.01200 the same from the prior month.

The tax-exempt portion should be \$0.02200, the same from the prior month. Atchley noted the PCA had not been received yet.

Raafat Zakhary to Discuss Sewer Base Rates

Raafat Zakhary of 810 S. Florida Avenue addressed the Commission regarding sewer base rate charge verses usage. Zakhary stated he uses 2,000 gallons but pays for 7,000 gallons. He suggested the City do another rate study and go with a better rate. Zakhary told the Commission he wanted them to fight for the citizens not the City. The Commission thanked Zakhary for his comments. R. Smith asked when was the last rate study done. Braxton replied 2014. More discussion was had on this item.

Discuss Resolution 2018-06 – Master Consulting Agreement with Avcon

Minshew presented the Master Consulting Agreement with Avcon to the Commission and discussed the Airport Board and staff's recommendation.

Cobb motioned to approve Resolution 2018-06, seconded by G. Smith. R. Smith asked about the changes.

Minshew explained the only change was the term of the contract; it was now for 5 years.

Nadaskay called for all in favor, all responded aye.

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

Discuss Resolution 2018-11 – Celebrating 50 Years of Home Rule

Atchley explained the Resolution to the Commission.

Lambert motioned to approve Resolution 2018-11, seconded by Cobb.

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

For those opposed like sign, no response. Motion carried

Discuss Resolution 2018-12 – Adoption of the 2018/2019 Proposed Millage Rate or Roll-Back Rate

Atchley explained the Resolution to the Commission. He continued by stating that it was staff's recommendation to consider using the roll-back rate for the 2018/2019 Fiscal Year. Atchley stated even with using the roll-back rate it would generate additional dollars above what we already have in the proposed budget.

Cobb motioned to approve Resolution 2018-12 with the Roll-Back Rate of 5.6354 mills, 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.

Discuss Resolution 2018-13 – Florida Municipal Power Agency Agreement for Utility Tree Trimming and Vegetation Management

Minshew explained the Resolution to the Commission and the advantages of the agreement.

Lambert motioned to approve Resolution 2018-13, 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.

Discuss Resolution 2018-14 – SCOP Grant Agreement with FDOT

Minshew presented the Resolution to the Commission and stated this is our long awaited grant agreement from FDOT for the second SCOP project. Minshew stated it was for Townsend Street, from Florida Avenue to Heard Bridge Road. She stated we were awarded the entire ask of \$986,144.

G. Smith motioned to approve Resolution 2018-14, seconded by Cobb.

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

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

Discuss Resolution 2018-15 – Contract with Go Underground Utilities for Water Systems Improvements Service Area 2 Phase 2

Minshew explained to the Commission that this Resolution was for service area 2 phase 2 and this was the second Legislative Appropriations for this project. Minshew stated with this Appropriation we will be able to not only award the base bid of \$125,000 but also award all of the alternates and completely finish service area 2 through this bid award to Go Underground.

Lambert motioned to approve Resolution 2018-15, seconded by R. Smith. Cobb asked how they were able to bid so low compared to the others. Atchley replied we have seen that over the last couple of years and

there is no explanation. He stated that Go Underground had done previous work for the City on these projects. R. Smith made comments on the size of the jobs.

Nadaskay called for all in favor, all responded aye.

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

Request to use General Fund Reserve for Pavement Management Plan

Atchley explained the request to the Commission. Atchley asked the Commission for their consideration and potential approval to allow us to tap into reserves. The estimated cost for the Pavement Management Plan is between \$25,000 and \$40,000 for all the roads and streets in the City. We would like to go ahead and start this now and when the new calendar year legislative session begins we would have a plan in hand and we could utilize it to pursue other dollars.

G. Smith motioned to approve the use of General Fund Reserve Money for a Pavement Management Plan, seconded by Cobb.

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

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

Request Approval of CGI Communications Agreement

Newman explained the agreement and the marketing service it provides to Cities and Businesses.

Newman stated the City would be offered four promotional videos and a list of other items. Newman explained in exchange for this service (we do not have to pay for our video), they are hoping that other businesses sign up for promotional marketing of their own. Newman stated it is a win win for us because if no other business signs up for the service it was still free to the City. Newman explained the solicitation letter to the businesses and stated she was unsure as to what the Commission may want to add to the letter. Lambert asked if the video they produce goes on the City's website. Newman replied yes. Lambert stated so we are going to endorse businesses on our website that buy into this. Newman stated if they sponsor, yes. R. Smith asked a few questions regarding the letters being sent to the businesses. Lambert asked Newman if there was a rate card available to know what they would charge the businesses. After much discussion was held on this agenda item, Lambert stated here is the point at the end of the day all you are buying is static technology. He said it is dynamic and it does not change on the fly and it can be perfectly okay but understand it does not give us the ability to go in on the fly and decide we have something really cool here we need to promote and change it. It does not give you that editorial privilege. Lambert continued by saying what I am hearing is when you put it out there it is out there for three years. Newman replied it is a general Wauchula promotion not a specific here is this event we are doing or this is a great place to live. Lambert stated if he is going to have interest as buying into it as a business, he wants to know that the content is dynamic and it is going to change. He continued by stating otherwise it is stagnate and my viewers are not coming back. Lambert stated so what am I really getting is my main concern with it. The fatigue rate of a static environment is pretty fast. Lambert stated I feel you are on the right track, something that drives traffic to our website and then benefits advertisers. I am a little reluctant that this is an opportunity for them to gain revenue. Newman replied well it is. Lambert commented I am just not seeing what we are getting out of it in return. Newman stated we are getting four promotional videos that we do not currently have now. Cobb and R. Smith had several questions for Newman. Atchley commented what I am getting out of this discussion is there is an interest for something here. Lambert replied yes. Atchley stated there is no action that needs to be taken on this item tonight but at least we understand and can start looking and thinking about other opportunities.

CITY ATTORNEY

Discuss Gray Robinson's Engagement Letter

Atchley explained the reason for the agreement and the rate increase. Cloud commented this is the lowest rate in the firm.

Lambert motioned to approve the Gray Robinson's Engagement Letter, 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.

COMMENTS FROM COMMISSIONERS, OTHER ELECTED OFFICIALS, CITIZENS

Cobb gave updates on the Ridge League of Cities and the new members that had joined.

Atchley stated just in case no one was aware we did have two seats up for re-election this year and both seats were unopposed.

Nadaskay recessed the City Commission Meeting and convened the Meeting of the Wauchula Community Redevelopment Agency's Board of Directors

Approval of CRA minutes from the May 7th Workshop and the May 14th Meeting

G. Smith motioned to approve the CRA minutes as presented, seconded by Lambert.

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

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

Discuss Mid-Florida Signs & Design Contract Extension

Newman presented and explained the reason for the contract extension and the quote for repairs from Hurricane Irma.

Lambert motioned to approve Mid-Florida Signs & Design Contract Extension, seconded by Cobb.

R. Smith asked if their work had been satisfactory. Newman replied yes and I have been pleased with them.

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

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

Discuss Crews Park Mitigation Bank

Newman explained to the Commission that Cloud was still doing research on this item for his approval.

Newman stated in November 2017, Kimley-Horn made a presentation addressing the mitigation bank.

Newman stated back-up documentation had been provided for them to review. Cloud stated he felt the Commission could approve this conceptually, subject to me checking off on the Mitigation Purchase Agreement to use the Mitigation Bank.

Cobb motioned to approve the concept (use of the mitigation bank credits) subject to Mr. Cloud's sign off on the form and the mitigation purchase agreement, seconded by Lambert. Lambert asked for clarification as to what the Mitigation Bank was for. Cloud asked Newman what is being impacted that we are having to buy the credits for. Newman replied the wetland area that has been identified in Crews Park. Cloud commented it is a small area. Nadaskay replied I think it is 0.6 acres. Cloud asked Lambert if he knew how the Mitigation Credits worked. Lambert replied no. Cloud stated the agency determines what is in their regulatory jurisdiction, and then they determine what the value of it is and if you are impacted when you go to fill or dredge a wetland and then they make a determination that is far from being objective. Lambert replied so they make, fundamentally, a decision on how much money they would like to be paid for what they perceive we are disrupting. Cloud stated the regulatory agency does not determine the pricing, what they determine is how much of a certain type of wetland they want you to permanently preserve or enhance based on what you impact.

Cloud stated there is three ways they accept mitigation credits:

1. Have your own preservation, which is not a good idea because you have to pay to have it maintained.
2. They can tell you to buy a certain wetland, which is not a good idea either.
3. This is the one most people use. The agency says you need this kind of credit and here are the banks that you can buy from. The banks determine the costing mechanism for making that credit available to you and fulfilling your requirements under the permit.

Cloud replied that is how it works. Lambert asked who sets the dollar value on the price. Cloud replied the bank. Nadaskay asked how much was the credit, \$140,000. Newman replied it is \$140,000. Cloud stated it is for a whole credit and is eligible for both Corp of Engineer and Water Management District permit requirements. Nadaskay stated and if I am reading this table right it is saying we have an .28 acres of functional loss due to the project, which comes out to about \$40,000. Lambert asked what if we commit to this and never do the project. Newman replied we have funding for the project. Cloud stated you are out the money no matter what, let me be clear, the contract is very clear about that. Newman replied we do have the Recreational Trails Grant and it was included in that grant we received. Newman stated you will be doing this even if we do not do anything else. Cloud stated if you do not do it then that is what the provision about orphan credits is about. Cloud stated orphan credits are credits that you may buy and do not use them. Cloud commented there may be a project come along you can use them on. R. Smith stated I am glad you understand this.

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

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

Project Updates

Newman presented the following Project Updates:

- Cobb Project – structural steel is being put into place; next is electrical and plumbing; 2-3 weeks and then the 2nd story slab; framing of the walls on the 2nd floor; repeat the process for the 3rd floor; construction completion is anticipated during the first quarter of 2019; spoke with them today and that is beyond the cutoff period so they will have to come back before the board in September or October and give an update and request for an extension.
- Palmetto 8 – no update; left message but have not heard back from them
- Crews Park – draft bid packet being reviewed and back before board in August

Main Street Wauchula Update

Newman presented the Main Street Wauchula update. Newman stated today starts Salute to Summer and Movie in the Park this Friday; which will kick off Scout Club.

Nadaskay adjourned the Meeting of the Wauchula Community Redevelopment Agency's Board of Directors and reconvened the City Commission Meeting

Approval of the CRA Board's actions

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

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

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

Lambert mentioned one last thing. I think you are really on to something with this website and I am not sure what that looks like but I think you should really put some effort behind that because it is a tool that is just sitting there for us to use. He continued by saying it might not be too difficult to develop some

builders around it which would serve both our businesses, provide a revenue stream and create some interest.

REMINDERS:

July 9-13, 2018 – Salute to Summer

July 13, 2018 – Movie in the Park

August 6, 2018 @ 5:00PM – City Commission Workshop

August 10, 2018 – Wildcat Tailgate Party

August 13, 2018 @ 6:00PM – City Commission Meeting

WITH NO FURTHER BUSINESS TO DISCUSS, NADASKAY ADJOURNED THE COMMISSION MEETING AT 7:31 P.M.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith, CMC