

On Monday, May 10, 2021 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting.

**Nadaskay called the meeting to order.**

Commissioner's 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/Finance Director Sandee Braxton, Assistant City Manager/Police Chief John Eason, Community Development Director Kyle Long, Community Redevelopment Director Jessica Newman, City Attorney Kristie Hatcher-Bolin and City Clerk Holly Smith. Director of Project Management and Procurement Ward Grimes attended the meeting virtually.

**Nadaskay declared a quorum.**

**Approval of Agenda**

Atchley addressed the Commission and asked to move Tab 5 to the first agenda item.

G. Smith motioned to approve the agenda with the proposed change, seconded by Albritton.

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

Motion carried.

**Approval of Minutes for the April 5, 2021 Workshop and April 12, 2021 Meeting**

Albritton 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

**FDOT Lane Repurposing**

Nadaskay read the letter of support for FDOT to do a lane repurposing study. Nadaskay noted the letter was to support FDOT to do a study and that was it. Nadaskay stated he had received a lot of questions on who ultimately makes the decision on the project after the study is completed. Nadaskay asked if someone from FDOT would like to explain the process.

FDOT - Vitor Suguri – Project Manager

Suguri addressed the Commission and stated the ultimate decision would be made by the City Commission. Suguri stated at the end of the study, if the City does not like any of the options, then nothing would be done other than resurfacing the existing roads. Suguri again explained changes would only be done if the City gives the authorization. Suguri explained if a letter of support was received a PPD (Project Plan Development) would be drafted with feedback from the Commission and from a community meeting.

G. Smith stated after reviewing the concepts and after much consideration he felt that anything other than just repaving the three lanes would be bad. G. Smith added he wanted to say no now to the concepts and just keep the three lanes "as is". Nadaskay asked you are proposing that we do not consider the study. G. Smith replied yes and felt it was a waste of taxpayer's dollars.

Albritton stated she was not for reducing the lanes to two but would like to see what other options there may be.

R. Smith asked what would happen if there was not a letter of support given. Suguri stated the roads would only be resurfaced and restriped in 2025.

Cobb stated she did not want the lanes to go down to two lanes, but thought the study would address the speed issue in certain areas on Highway 17.

Nadaskay asked what was the harm in doing the study when we could always say no. Nadaskay stated he did not see a negative in just doing the study because it was ultimately our decision.

G. Smith stated the issue was the cost to the tax payers.

Albritton asked was the money already allocated. Suguri replied yes, the money had allocated and if the City did not want to continue with the study the money would go to another community to do the same study. Albritton stated she would like the study be done and see what the options and findings would be.

Atchley asked FDOT for a timeframe. Suguri stated if a letter of support was approved then there would be eighteen months in that time the public relations department would come and set up public meetings/hearings to get public input. Suguri added input would be except from the end on May 2021 through the year 2022.

R. Smith asked how did the project originate? Suguri stated FDOT saw the capacity of the three lanes were upon what was needed now. Suguri added one lane could technically carry all of the traffic but two lanes could have an acceptable level of service without delays. Three lanes do not give people a place to stop and we were considering economic vitality for the downtown. Suguri stated they wanted to explore potential opportunities for downtown.

Cobb mentioned the northern residents and did the traffic survey include those numbers.

Jeff Trim with Sam Schwartz stated the traffic survey was done in February 2021. Trim noted the traffic did increase slightly but for the most part had remained flat.

Nadaskay asked for public comment.

Paul Samuels – Oaks Bend, Bowling Green, FL

Samuels stated most of his questions had been answered. He said he felt the three lanes worked and at the end of the day studies become realities at some point. Samuels questioned why do the study; he felt by doing the study it locks the city in.

Lee Mikell – Whippoorwill Lane, Zolfo Springs, FL

Mikell stated he was the president of Main Street Wauchula and Main Street Wauchula had expressed interest in the study and not necessarily making lane changes. He felt it was appropriate to do the study and see what opportunities were out there for the future.

Randy Garland – Steve Roberts Special, Zolfo Springs, FL

Garland stated the best thing about Wauchula was we do not have a lot of traffic and felt the way the roads currently were worked just fine. He asked why do the study if things work fine the way they were. Garland expressed concerns with the Bay Street light. Nadaskay asked FDOT to look at the timing of the traffic lights.

Rick Bateman

Bateman stated if you want a City that was going to be growth-oriented planning for the future was critical and to do planning someone had to pay for it and the money had already been allocated. Bateman stated he felt the City had an opportunity and recommended the study.

Kenny Ray – West Main Street, Wauchula, FL

Ray stated the money had been allocated and would like to keep options open.

Keith Patterson

Patterson stated he worked at the Hardee County Fire Department and felt reducing the lanes could create a safety issue. Patterson explained different safety issues. Patterson stated he felt it was safer having three lanes.

Sandra Harbarugh

Harbarugh stated she did not want to see the lanes decreased to two lanes.

Albritton voiced her concerns with Highway 17 N when the lanes merge from three lanes to two lanes.

R. Smith expressed his concerns.

Albritton motioned to approve the letter supporting the FDOT to continue with the lane repurposing study, seconded by Cobb. Atchley clarified the motion was only a letter offering support to FDOT to continue with the lane repurposing study and the process will take approximately eighteen months and will include public input and the City of Wauchula Commission nor City staff requested the study from FDOT.

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

Cobb, Albritton and Nadaskay voted yes and R. Smith and G. Smith voted no.

Motion carried 3-2.

## **ORDINANCES/PUBLIC HEARINGS**

### **Ordinance 2021-07 – Public Hearing – 2<sup>nd</sup> Reading – Amending the Code of Ordinances Chapter 12 Sections 12-3 and 12-4**

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.

Bolin read Ordinance 2021-07 by title only.

R. Smith motioned to approve Ordinance 2021-07, seconded by Cobb.

R. Smith asked Eason to explain the reason for the revision for the audience. Eason explained the conflict with the ordinance and the Florida Statutes.

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

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

### **Ordinance 2021-01– 1<sup>st</sup> Reading – Hardee Crossings – Phase 1 Final Plat**

Attorney Bolin read Ordinance 2021-01 by title only.

Long addressed the Commission and explained there had been some changes since the last meeting.

Long explained that Mr. Cobb was only going to do one sidewalk and it would be on the east side of the road and Mr. Cobb also said the Commission voted to allow only one sidewalk in Hidden Creek back in 2017. Long read the Commission the minutes Mr. Cobb was referring to aloud. R. Smith explained the history with the sidewalks at Hidden Creek.

Cobb stated she really wanted the two sidewalks and felt it would be a safety issue. Nadaskay asked what was the reason for them not wanting two sidewalks.

Dan Heleski, the project manager, addressed the Commission. Heleski stated the uncertainty of what type of business was being built in each lot made it difficult to build sidewalks ahead of development. Heleski noted if the sidewalks were built before the buildings the heavy equipment running over the sidewalks would mess them up. Cobb, R. Smith and Nadaskay all agreed the base plans needed to consist of two sidewalks and if there was an issue the matter could be readdressed. Albritton felt two sidewalks were also needed and asked when they would be built and explained she did not want it to be piece milled together. The 40-foot right of way and 10-foot easement were also discussed. More discussion was had on the sidewalks and the easement. The Commission wanted to wait on the Planning & Zoning Board's recommendation and have a meeting on June 7<sup>th</sup> instead of the workshop with the regular meeting on June 14<sup>th</sup>, both meetings beginning at 6pm. Nadaskay asked Long to convey to the Planning & Zoning Board during their meeting the importance of the two sidewalks and the concern of the easement.

Cobb motioned to deny Ordinance 2021-01 as presented, seconded by Albritton.

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

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

## **Public Comment – Non-Agenda Items**

No public comment

## **City Manager/Non-Consent**

### **Announce Power Cost Adjustment**

Atchley announced the PCA for May should be \$0.017, the same as the prior month.

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

### **MM Wauchula Developer's Agreement**

Long addressed the Commission and explained the agreement.

Albritton motioned to approve the MM Wauchula Developer's Agreement, seconded by G. Smith.

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

Motion carried.

### **Resolution 2021-04 – Historic Preservation**

Newman addressed the Commission and explained Resolution 2021-04.

Albritton motioned to approve Resolution 2021-04 seconded by Cobb.

Albritton asked what were the fund being used for. Newman stated audio/visual, the extension of the stage, ADA accessibilities and relocation of the restroom which is currently behind the stage. It also included windows and back stage improvements.

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

Motion carried.

### **Resolution 2021-05 – Cultural Facilities**

Newman addressed the Commission and explained Resolution 2021-05.

Albritton motioned to approve Resolution 2021-05 seconded by G. Smith.

R. Smith asked why the dollar amount was different from Resolution 2021-04. Newman stated they are different because they cover different things.

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

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

### **DEO Grant Agreement**

Newman address the Commission and explained the agreement. The grant was for the parking lot construction of the parking lot adjacent to historic City Hall. It would be for approximately sixty parking spaces. The IDA would fund the match dollars and if an agreement was not met with the IDA the DEO agreement would be declined. Newman stated the IDA wanted to know how many parking spaces would be allocated to R. Riveter. Albritton asked if the IDA had a number in mind. Atchley suggested about 20. Nadaskay recommended one-third of the parking spaces would be allocated for the IDA use doing business hours subject to an amendment in the future. Newman stated another question was would the Commission consider deeding the alley between the R. Riveter building and the warehouse to the IDA. Will the parking lot revert to the IDA if it was no longer used for public parking? Yes  
No action was need on this item.

### **Police Advisory Committee**

Eason addressed the Commission and discussed the Police Advisory Committee Policy. Eason asked the Commissioners if they had someone in mind to serve on the committee to please give him their name at

next weeks meeting. There would be seven members each serving two-year terms and could only serve two terms.

Albritton motioned to approve the Police Advisory Committee Policy, seconded by Cobb.

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

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

#### **Discuss the Townsend Street Pedestrian, Roadway and Stormwater Bids**

Atchley asked the Commission to consider rejecting all bids that were received. Atchley stated the bids received were way over the funds available for the project.

R. Smith motioned to reject all bids received for the project and rebid the project seconded by G. Smith.

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, CONSENT AGENDA**

##### **Interlocal Agreement with Hardee County Recreation Complex**

Albritton motioned to approve the Consent Agenda 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 CITY ATTORNEY, COMMISSIONERS, OTHER ELECTED OFFICIALS AND CITIZENS**

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 April 5, 2021 Workshop and the April 12, 2021 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.

##### **Clocktower Agreement Extension**

Newman stated there were no changes had been made since the workshop

G. Smith motioned to approve the Clocktower agreement extension, seconded by Albritton.

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

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

##### **Hometown Happy Hour Special Event Permit**

Albritton motioned to approve the Hometown Happy Hour special event permit seconded by Cobb.

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

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

##### **CRA Resolution 2021-01 – Cultural Facilities**

Newman addressed the Board and explained CRA Resolution 2021-01. Newman noted the resolution was a companion to Resolution 2021-04 and 2021-05.

Albritton motioned to approve CRA Resolution 2021-01 seconded by Cobb.

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

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

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**

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

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 8:26 p.m.

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Mayor Richard K. Nadaskay Jr.

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City Clerk Holly Smith