

On Monday, May 7, 2018 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop in the Commission Chambers at 225 East Main Street, Suite 105, Wauchula.

Nadaskay called the workshop 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, Director of Support Services & Internal Auditing James Braddock, Finance Director Sandee Braxton, Community Development Coordinator Kyle Long, Chief John Eason and City Clerk Holly Smith.

Mr. Atchley announced that Highlands County Deputy Gentry had passed away this afternoon and the City will be flying their flags at half staff to honor him, his family and the Highlands County Sheriff's Department.

Bill Herrington – Discussion of FPL Amended Contract Amendment

Mr. Herrington addressed the Commission and began his discussion by reviewing the contract, the requirements of it and the savings to the City and its customers. Mr. Herrington recommended the City authorize the City Manager to amend the contract to accommodate the FMPA solar project; reduce prices as presented by WHH and extend the term of the current contract by two (2) years at negotiated prices. Mr. Herrington answered questions posed to him by the Commission on specifics within the contract.

Attorney Cloud expressed his thoughts on the matter as well.

Mr. Atchley presented the Solar Project agreement signed by Mayor Pro-Tem Cobb and the General Manager of FMPA at the ceremony this past Friday to Mayor Nadaskay for the City's records. Cobb then reviewed the ceremony for the Commission. The Commission thanked her for attending and representing the City. Discussion was held on the cost of solar and the savings to City customers in the future.

Discuss RFP 18-01 – Sand and Grit Removal Bid Award

Mr. Braddock briefly discussed Babcock Ranch, the location of a solar project and additional discussion was held. He then discussed the reason for the RFP on sand and grit removal; the cost of which will be covered by a DEP grant. Mr. Braddock recommended the City award the bid to U. S. Submergent Technologies and explained the reason for his decision. Nadaskay asked if Hydro could dispose of this cheaper; Ms. Minshew advised they chose not to bid it that way. Discussion was held on the disposal of the sand and grit and whether or not it would be reimbursable by the Florida Department of Environmental Protection.

Discuss Proposed Development between South 7th and 8th Avenues (7+ acres)

Mr. Long addressed the Commission and reviewed the rezoning and subdivision processes for the area as well as what changes would need to be made to allow the proposed project to proceed. Mr. Long advised of a discussion he had with Central Florida Regional Planning Council in which they recommended a Planned Unit Development instead of rezoning the properties; he explained the advantages of doing a P U D as opposed to rezoning.

Mr. Long then introduced Mr. German Figueroa, Realtor/Developer, who reviewed the proposed project for the Commission's consideration. Mr. Figueroa summarized the project; it would include seventeen (17) single family homes, thirty-three (33) townhouses and two (2) multi-family condominiums which would contain sixty (60) units of one bed/one bath and two beds/two baths combined. Mr. Figueroa showed a video of the proposed development for better clarification. The amenities for the multi-family project were reviewed as were the estimated ad valorem taxes and assessments the project could produce. Lambert began discussion on the pricing for each unit, the sizes of the various models as well as whether the project would be completed in phases. Mr. Figueroa project would begin with ten (10) townhouses and the square footage of the proposed residences was reviewed. The costs to the developer associated with the rezoning of the area were discussed. Additional discussion was held on the criteria for the PUD which included traffic, sidewalks and lighting. Attorney Cloud addressed the PUD process for the Commission's consideration.

Mr. Atchley stated they were not looking for any answers tonight; just looking for consensus to get a feel that are you at a point that you're willing to think outside the box a little bit to go down a path such as this PUD that would be used in this process because of density irregularities compare to our normal mode of operation. Lambert stated we've said all along we have to encourage development; we have to. He continued, if it could be done, it is

a game changer for the City of Wauchula; if it can be accomplished. Ms. Minshew stated just to know that it will be back before you at some point. Attorney Cloud stated Master Development Plan; that's what you call it under your Ordinance and it's in 7.04.01. Discussion was held that I could not hear then Mr. Atchley stated that's what started down this path to allow them to have to do, because as the Attorney mentioned, Mr. Cloud mentioned that you don't want to discourage them by allowing them to put a bunch of money into something before they even realize we'd even consider it. Once you start down this path, or they start down this path, from a design and development stand point, that will help them better understand the houses will be this big or this small so when they get the actual details of how does it fit onto that property. And then those are the things that have to start the negotiations back and forth; go through the P&Z to end up, here's what the plan will actually be. Right now, it's a concept; it is outside of our normal mode of doing business and development; so, as long as you're willing to say, let's look and move down this path, then they've got something to work with. Lambert stated, for me personally, I could hope for nothing any more outstanding; should it work. Nadaskay asks anything else? Well, thank you guys.

Mr. Atchley stated thank y'all very much as did Ms. Minshew and Mr. Figueroa. Attorney Cloud stated good luck. Mr. Figueroa could be heard thanking the Commissioners individually.

Discuss Resolution 2018-05 – Amended USDA Loan

Mr. Braddock reviewed the Resolution with regards to the loan and also how much grant money the City would receive for the truck and bins. He then answered questions posed by the Commission. How and when the City will implement the new bins and truck were discussed and reviewed. Policies, Procedures and Ordinances needed in order to properly run the program were also discussed. Mr. Braddock reviewed the benefits of the new truck and bin system as it pertains to cost savings, especially under Workmen's Compensation. Mr. Atchley reviewed how the City's current employees will be repositioned to other departments and advised no one will lose their job.

Discuss Medical Marijuana Moratorium

Mr. Atchley asked Attorney Cloud to lead the discussion on this topic. Attorney Cloud reviewed the Moratorium. He then advised the Commission they need to determine whether or not they want to allow a dispensary in town; we need to either prohibit them or allow them. Lambert clarified that there was no down side to the City just continuing the Moratorium; Attorney Cloud advised we can; that's not such a bad thing and could be to the City's advantage. Nadaskay asked what had the County done and no one knew for certain. After additional discussion on whether or not to do an Ordinance or extend the Moratorium, the Moratorium will be continued for an additional year.

Discuss Special Events Application

Ms. Newman discussed the application for Hometown Happy Hour to the Commission and the benefits of the event. The popularity of the event and the camaraderie it created in the past was discussed.

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

Marauder Project Update

Ms. Newman discussed the lack of communication and possibly voiding, terminating, the contract with Marauder. No progress has been made in the past three (3) years on the five (5) year project and Ms. Newman recommended to the Commission to terminate the contract and notify the IDA of the termination. Marauder has the option to return and reapply but Nadaskay stated the lack of communication was not a good sign. Discussion was held on the topic and the issues Marauder has been having. This item will be on next week's Agenda for official action.

Brownfield Update for 226 W Main Street

Ms. Newman reviewed the history of the Brownfield cleanup and explained Bio-vation, the company doing the clean-up, wanted to start over with the cleanup process. Ms. Newman summarized discussions she held with DEP about the issues with the cleanup and the options available to the City. Discussion was held on the level of cleanup done so far and Mr. Bill Spinner of Kimley-Horn presented quarterly reports to the Commission for their consideration. Mr. Spinner explained specific aspects of the report including Bio-vation's contract being performance based. Payments made to them for work performed was reviewed. Discussion was held between

the Commission and Mr. Spinner on the reports of the cleanup he presented. Ms. Newman explained the impacts of Bio-vation still being on site and not having the property cleaned; the businesses and surrounding property owners what to know why it is taking so long. Mr. Spinner answered questions from the Commission regarding the tax credits and whether there will be a restrictive closure or a full closure on the process. Ms. Newman reviewed how payments can be recouped and discussion was held on perhaps going back to the beginning and start all over with a new cleanup company. Ms. Newman stated she needed guidance from the Commission since Bio-vation has turned off their system and removed their trailer.

Mr. Atchley asked for acknowledgment or agreement officially that this has come to an end to which Attorney Cloud agreed. Ms. Newman stated this would be on the Agenda for Monday.

Discussion was held on the termination process for this contract.

Paint the Town Update

Ms. Newman played the video of the event and gave an overview of the nine (9) homes that were painted and repaired; there were homes which the CRA partnered with other organizations to provide repairs. The CRA partnered with the County's Community Development Department on one home to receive a new roof and new windows. Discussion was held on the event and how to find new homes for future projects.

Main Street Wauchula Update

Ms. Newman advised the *Hometown Happy Hour* will be on Thursday, May 24th, 5 – 8 p.m. and the *Salute to Summer* will be held July 9 – July 13th. Friday, the 13th will be the movie in the park which will kick off the Downtown Scout Club which will run through August 10th. Last year, seventy-five (75) children participated in the Scout Club and we expect at least that many this year.

Mr. Atchley advised the Commission he has been asked about the new construction on Main Street; what is going on. He found that when he explained the Main Street projects, a lot of people don't know what is going on but are extremely excited when he tells them.

He also gave the Commission a summary of the recent Rotary Freedom Flight to Washington, D.C.; he, Chief Eason and Ms. Minshew attended the phenomenal event. He commended Commissioner Lambert and First Baptist Church for providing breakfast for everyone at 3 a.m. on the day of their departure.

Mr. Atchley happily shared with the Commission of Commissioner Lambert's good doctor's report he recently received. He stated he was very proud to be a part of all of the good things happening.

Commissioner Lambert gave an overview of his recent doctor's visit as well as his participation in the recent Send Me Missions 5k marathon to the Commission's joyous response.

Mr. Atchley stated on May 28th, Giovanni's will celebrate its tenth anniversary.

Ms. Minshew advised Mr. Braddock came in first and Barney Quackenbush came in third in their age bracket in the 5k. Mr. Braddock advised there was only three in their group.

Commissioner Lambert commented on the high activity level downtown and stated he had been told by people that we have a really nice downtown. We may focus on the things that are not right, but we have a lot of things that are right, too.

Mr. Atchley introduced Ms. Braxton who gave an update on the annual audit progress.

He then introduced Ms. Minshew to discuss the recent Tyler Technologies Conference held in Boston and the new ideas learned for the software used for utility billing by the City. Additional discussion was held on the Incode System used by the City.

Mr. Braddock and Ms. Braxton discussed the City's third solar panel customer; two running the whole house and one running just the hot water heater.

Discussion was held on Highlands County Sheriff Deputy Gentry and the services to be held for him.

On a lighter note, the new painting of the City logo on the water tower was discussed as were the entry way signs and how nice it all looks.

With no further business to discuss, Nadaskay adjourned the Workshop at 7:23 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith