

On Monday, November 13, 2023 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, Commissioner Russell Smith, Mayor Keith Nadaskay, and Commissioner Gary Smith. Commissioner Sherri Albritton was absent.

Also present were City Manager Olivia Minshew, Deputy City Manager John Eason, Director of Project Management and Procurement Ward Grimes, Community Redevelopment Director Jessica Newman, Finance Director Martha Felix, Chief of Police Brandon Ball, Community Development Director Kyle Long, City Attorney Kristie Hatcher-Bolin, Communications Coordinator Katie Wheeler and City Clerk Stephanie Camacho.

**Nadaskay declared a quorum.**

**Approval of Agenda**

Cobb motioned to approve the agenda as presented, seconded by G. Smith.  
With no discussion, Nadaskay asked for all in favor, all responded aye.  
Motion carried.

**Approval of Minutes from the October 2, 2023 Workshop and October 9, 2023 Meeting**

G. Smith motioned to approve the minutes as presented, seconded by Cobb.  
With no discussion, Nadaskay asked for all in favor, all responded aye.  
Motion carried.

Nadaskay gave the virtual meeting statement.

**PUBLIC COMMENT – NON-AGENDA ITEMS**

No public comment/non-agenda items were presented.

**PRESENTATIONS**

**Florida City Government Week Poster Contest Winner – Kaylee Rodriguez**

Minshew explained some of the students from Wauchula Elementary School participated in a poster contest for Florida City Government Week. The entries were viewed and voted on by City staff members and the winner chosen was Kaylee Rodriguez. Kaylee was present and was recognized for a job well done.

**Building Strong Communities Award**

Minshew explained the City was presented this award by the Florida Municipal Electric Association.

**PROCLAMATIONS**

**Proclamation 2023-03 Shop Small Saturday**

Newman presented this proclamation to the Commission and explained this was to help promote support of local small businesses during a peak holiday shopping time.  
Cobb motioned to approve the proclamation, seconded by G. Smith.  
With no further discussion, Nadaskay asked for all in favor, all responded aye.

Motion carried.

**Proclamation 2023-04 Hunger & Homelessness Awareness Month**

Amy Harper & Jill Vaillancourt – Hardee Help Center

Harper presented the proclamation to the Commission and explained this was to help promote hunger and homelessness awareness within the community.

Cobb motioned to approve the proclamation, seconded by R. Smith.

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

Motion carried.

**ORDINANCES / PUBLIC HEARINGS**

**Ordinance 2023-09 Master Metering – Second Reading – Public Hearing**

Hatcher-Bolin read the ordinance by title only.

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

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

Motion carried.

**Ordinance 2023-10 ULDC Text Amendment for Affordable Housing – Second Reading – Public Hearing**

Hatcher-Bolin read the ordinance by title only.

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

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

Motion carried.

**Ordinance 2023-13 Final Budget Adjustments for 2022-2023 Fiscal Year – Second Reading – Public Hearing**

Hatcher-Bolin read the ordinance by title only.

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

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

Motion carried.

**Ordinance 2023-12 Comprehensive Plan Amendment – First Reading**

Hatcher-Bolin read the ordinance by title only.

Long addressed the Commission and explained this was an update to the 10-year water supply plan. Marisa Barmby with Central Regional Planning Counsel presented the staff report.

Cobb motioned to approve the ordinance, seconded by R. Smith.

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

Motion carried.

**Ordinance 2023-14 Electric Rate Changes – First Reading**

Hatcher-Bolin read the ordinance by title only.

Minshew stated this rate change was recommended by Bill Herrington after the rate study he presented back in September.

Christopher Harris – 211 N 10<sup>th</sup> Ave

Harris addressed the Commission and expressed concern regarding his fluctuating utility bill and the rate increase. Staff researched his account and stated they would

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

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

Motion carried.

## **CITY MANAGER/NON-CONSENT**

### **Announce Power Cost Adjustment**

Minshew presented the October power cost adjustment.

### **Special Event Application – Road Closure on George Burris for Merry Market Event**

Cynthia Paxton was present and requested permission to close the road for this event.

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

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

Motion carried.

### **Resolution 2023-26 Rural Infrastructure Fund Program Grant Application**

Minshew addressed the Commission and stated Sara Evers and Justin Smith were both present to answer any questions.

Sara Evers – 107 E Main St

Evers explained to the Commission this application was for a study to determine if an inland port is something that would work in this area. Evers also explained that this fund requires a government entity to be the applicant, which is why the Development Group is seeking assistance with that from the City.

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

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

Motion carried.

### **Forbearance Agreement for 217 West Palmetto Street**

Long addressed the Commission and explained this property has been the subject of a code enforcement case that was not brought into compliance, therefore the City put a lien on it. Long stated the Development Group reached out with an interest to purchase the property. This agreement explains that, if the Development Group purchases the property and brings it back into compliance by the date specified in the agreement, the City is willing to waive the lien.

Cobb motioned to approve the agreement, seconded by R. Smith.

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

Motion carried.

### **Statewide Mutual Aid Agreement**

Amalia Arista – Hardee County Emergency Management Director

Arista presented the agreement to the Commission for renewal and explained this would give emergency management the ability to provide mutual aid and resources to the City during a disaster.

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

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

Motion carried.

### **RFQ 2023-02 CEI Services for Melendy Street Award Recommendation**

Long presented the recommendation to award this bid to Chastain Skillman.

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

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

Motion carried.

**Special Event Application – Brunch in the Park**

Newman presented the application request to the Commission.

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

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

Motion carried.

**Special Event Application – Palooza in the Park**

Newman presented the application request to the Commission.

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

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

Motion carried.

**Board & Committee Member Appointments**

Long addressed the Commission and explained the appointment/re-appointment recommendations.

Cobb motioned to approve the appointments, seconded by R. Smith.

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

Motion carried.

**RFQ 2023-03 Runway 36 and Taxiway Alpha Extension**

Eason addressed the Commission and explained this process was to ensure the City stays in compliance with the Competitive Consultant Negotiation Act.

G. Smith motioned to approve RFQ 2023-03, seconded by Cobb.

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

Motion carried.

**Wauchula Fresh Transformer Purchase**

Minshew addressed the Commission and explained that Wauchula Fresh was a current utility customer and that they were planning to open a second location within the City which would require a large enough transformer to support their business. Minshew further explained that, due to nationwide shortages on transformers, it was necessary to go ahead and make this purchase in advance in hopes of getting here in time for them to open. Minshew also stated this would be classified as an emergency purchase in order to bypass the usual bid process to keep from having a long delay.

G. Smith motioned to approve the transformer purchase, seconded by Cobb.

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

Motion carried.

**CITY ATTORNEY REPORT**

No report.

**CITY MANAGER REPORT**

Minshew advised the Commission the impact fee waiver would be coming before them in the near future. She also provided updates on current projects.

**CITY COMMISSIONER REPORTS**

Cobb gave updates on RLC and CFRPC meetings

**Nadaskay recessed the City Commission Meeting and called to order the Meeting of the Board of Directors of the Wauchula Community Redevelopment Agency**

**Approval of Minutes from the October 2, 2023 Workshop and October 9, 2023 Meeting**

Camacho noted that a change was made on the October 9, 2023 CRA meeting minutes to reflect the word “meeting” instead of “workshop”.

Cobb motioned to approve the minutes with change, seconded by G. Smith.

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

Motion carried.

**TIF Program**

Newman addressed the Board and presented the draft TIF document.

Cobb motioned to approve the TIF program with an increment reimbursement of 75%, seconded by G. Smith.

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

Motion carried.

**Commercial Revitalization Grant Application**

Newman addressed the Board and presented the draft grant document.

G. Smith motioned to approve the commercial revitalization grant application, seconded by Cobb.

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

Motion carried.

**Nadaskay adjourned the Wauchula Community Redevelopment Agency Board Meeting and reconvened the City Commission Meeting**

**Approval of the Wauchula Community Redevelopment Agency Board’s Actions**

G. Smith motioned to approve the Wauchula Community Redevelopment Agency Board’s actions, seconded by Cobb.

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

Motion carried.

**Quarterly Financial Report**

Felix presented the report to the Commission.

**With no further business to discuss, Nadaskay adjourned the Commission Meeting at 7:35 p.m.**

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Stephanie Camacho