

On Monday, November 9, 2020 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting.

Nadaskay called the meeting to order.

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

Also present were City Manager Terry Atchley, Finance Director Sandee Braxton, Police Chief John Eason, Community Redevelopment Agency Director Jessica Newman, Community Development Coordinator Kyle Long, City Attorney Thomas Cloud and City Clerk Holly Smith. Assistant City Manager Olivia Minshew attended the meeting virtually.

Nadaskay declared a quorum.

Elect Mayor

Elect Mayor Pro-Tem

Atchley opened the floor for nominations of Mayor.

G. Smith nominated Nadaskay for Mayor, seconded by Albritton.

Albritton motioned to cease nominations, seconded by Cobb.

Atchley called for all in favor of Nadaskay as Mayor, all responded aye. For those opposed like sign, no response.

Atchley opened the floor for nominations of Mayor Pro-Tem.

Albritton nominated Cobb for Mayor Pro-Tem, seconded by R. Smith.

R. Smith motioned to cease nominations, seconded by Cobb.

Atchley called for all in favor of Cobb as Mayor Pro-Tem, all responded aye. For those opposed like sign, no response.

Swearing in of New Commissioners

Atchley, administered the Oath of Office to Commissioners Cobb, Nadaskay, Albritton and G. Smith.

Approval of Agenda with Add-on

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

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

Motion carried.

Approval of Minutes for the October 5, 2020 Workshop and the October 12, 2020 Meeting

Cobb motioned to approve all minutes as presented, seconded by Albritton.

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

ORDINANCES/PUBLIC HEARINGS

Ordinances/Public Hearings

Ordinance 2020-12 – Public Hearing – 2nd Reading – Final Budget Adjustments for Fiscal Year 2019/2020

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.

Cloud read Ordinance 2020-12 by title only.

G. Smith motioned to approve Ordinance 2020-12, 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.

Emergency Ordinance 2020-13 – Public Hearing – Amending the Unified Land Development Code Chapter 3 Article 2

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.

Cloud read Emergency Ordinance 2020-13 by title only.

Cobb motioned to approve Emergency Ordinance 2020-13, 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.

Ordinance 2020-10 – 1st Reading – Comprehensive Improvement Element Update

Attorney Cloud read Ordinance 2020-10 by title only.

G. Smith motioned to approve Ordinance 2020-10, seconded by Albritton.

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

Motion carried.

Ordinance 2020-11 – 1st Reading – HRTPO Amendments

Attorney Cloud read Ordinance 2020-11 by title only.

Cobb motioned to approve Ordinance 2020-11, seconded by Albritton.

Albritton asked if the changes were updating the comprehensive plan regarding the Heartland Regional Transportation Planning Organization. Long replied yes and noted Jennifer Codo-Salisbury with CFRPC was available virtually to answer any questions.

Jennifer Codo-Salisbury – Central Florida Regional Planning Council (attended virtual)

Codo-Salisbury addressed the Commission and explained the changes were housekeeping amendments and updating the level of service to be consistent with the Heartland Regional Transportation Planning Organization.

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

Motion carried.

City Manager/Non-Consent

Announce Power Cost Adjustment

Atchley announced the PCA for November should be \$0.018, the same as the prior month. The tax-exempt portion should be \$0.017, the same as the prior month.

Chamber of Commerce Lease Agreement

Atchley addressed the Commission and explained the current contract with the Hardee County Chamber of Commerce would expire December 31, 2020. Atchley stated the Chamber was asking for a five-year lease agreement.

Jessica Carlson – Hardee County Chamber of Commerce Executive Director (attended virtual)

Carlson addressed the Commission and requested a five-year lease and explained the plans they had for the future with the building. Atchley explained staff did not have any objections to the request. Albritton asked if the available space had been noticed and had it been offered to anyone else. Atchley stated it had been noticed years ago when the City requested interested parties submit business plans and the Chamber presented their plan and the Commission agreed on a lease. Atchley stated with knowing there was an expiration on the lease, no one had come forward and expressed any interest in the building. Albritton asked if there were any other city buildings offered to organization for \$1.00 yearly. Braxton stated yes, Send Me Missions and Drug Free Hardee which are located in the Old Police Department building. Braxton stated we do not charge the Garden Club and AdventHealth for the old YMCA. Atchley noted we do charge spaces at Old City Hall to the Department of Children and Families and One Hope United until their lease expired.

Cobb motioned to approve a five-year lease extension upon the final approval of the City Manager and the City Attorney seconded by Albritton.

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

Motion carried.

Approval of the Special Event Application – Merry Market

Jessica Carlson – Hardee County Chamber of Commerce Executive Director (attended virtual)

Carlson presented the special event application for the Merry Market along with Wine and Walk and explained the event. Eason stated he did not have any concerns with the event and the closure of the alley on George Burris.

Cobb motioned to approve the special event application, seconded by Albritton. Albritton suggested having another event during the Spring after COVID.

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

Motion carried.

Approval of Substation Construction Contract

Minshew addressed the Commission and explained advertising for an invitation to bid would be issued.

Cloud stated the document was the most detailed competed bid packet out there and recommended advertising the bid. Atchley noted FMPA assisted in developing the bid document.

Cobb motioned to approve the construction contract and approve the advertising, seconded by G. Smith.

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

Motion carried.

Approval of Take-Home Car Policy Revision

Eason addressed the Commission and explained the take-home car policy revision. Eason noted the only change was the nautical miles, changing from 30 to 40.

Cobb motioned to approve the take-home car policy revision, seconded by R. Smith.

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

Motion carried.

Resolution 2020-18 – DEO Community Planning Technical Assistance Grant

Long addressed the Commission and explained Resolution 2020-18. Long stated the grant would develop a bicycle, pedestrian and trail plan for the City. Long noted the grant was for \$20,000.

Cobb motioned to approve the construction contract and approve the advertising, seconded by G. Smith.

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

Motion carried.

Shop Small Saturday Proclamation

Newman addressed the Commission and explained the Proclamation.

Nadaskay read the Proclamation.

Cobb motioned to approve to approve the Shop Small Saturday Proclamation, seconded by Albritton.

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

Motion carried.

Approval of Special Event Application – Shop Small Saturday

Newman addressed the Commission and explained the special event application.

G. Smith motioned to approve the special event application, seconded by Albritton.

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

Motion carried.

Agenda Add-On

Resolution 2020-20 – State of Emergency for Tropical Storm ETA

Atchley addressed the Commission and explained Resolution 2020-20.

Albritton motioned to approve Resolution 2020-20, seconded by Cobb.

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

Motion carried.

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, OTHER ELECTED OFFICIALS AND CITIZENS

Cloud introduced a partner at Gray-Robinson, Kristie Hatcher-Bolin. Cloud stated she would be helping him in the future.

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 October 5, 2020 Workshop and October 12, 2020 Meeting

Albritton motioned to approve all minutes 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.

Approval of the Main Street Wauchula Agreement

Newman addressed the Board and explained the Main Street Wauchula Agreement.

Albritton motioned to approve the Main Street Wauchula Agreement, seconded by Cobb.

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

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

Project Updates

Newman gave an update on the Palmetto 8 project, Farr Field and Crews Park.

In-Fill Housing

Newman stated she had Tucker and Nora from Gray-Robinson attending virtually. Newman stated the house was located at 303 S. 8th Avenue and had appraised for \$180,000. Newman discussed the \$20,000 grant offered by the CRA at the time of closing.

Tucker Thoni – Gray-Robinson (attended virtual)

Thoni stated there was a list of preferred banks. Thoni noted the down payment percentage was discussed with the banks and the range was from 2.5%-5%. Thoni stated discussion was also had with the banks regarding private mortgage insurance. Two of the lenders stated they could do the financing in-house.

Nora Miller – Gray-Robinson (attended virtual)

Miller discussed the promissory note and a second mortgage and the second mortgage had certain clauses for the homeowner. The clause would require the homeowner to remain in the house for five-years, homestead the residence, have homeowner's insurance, maintain the property and pay property taxes. If the homeowner did not abide by the requirement the CRA would have the opportunity to call the loan due.

Newman stated a person could pick-up a packet from her and she would explain things to them. Newman noted the two things the applicant would have to bring back to her was pre-approval letter from a bank and an affidavit from a bank. Discussion was had on the moderate income and similar programs.

Albritton motioned to approve the CRA Home Assistance Grant Program, seconded by Cobb. With no further discussion, Nadaskay asked for all in favor, all responded aye. Motion carried.

Newman discussed the upcoming Main Street events.

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

Cobb motioned to approve the actions of the CRA Board, seconded Albritton. With no other discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

Atchley announced on Tuesday, December 8th starting at 4pm at the depot to complete the remaining portion of the ethics training.

With no further business to discuss, Nadaskay adjourned the Commission Workshop at 7:39 p.m.

Mayor Richard K. Nadaskay Jr.

City Clerk Holly Smith