

On Monday, October 12, 2020 at 6:00 p.m., the City of Wauchula Commission met for its regular meeting, virtually.

Nadaskay called the meeting to order.

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

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

Nadaskay declared a quorum.

Approval of Agenda

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 September 14, 2020 Meeting and the September 28, 2020 Special Meeting

G. Smith 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

ORDINANCES/PUBLIC HEARINGS

Ordinances/Public Hearings

Ordinance 2020-08 – Public Hearing – 2nd Reading – Future Land Use Map Amendment 533 Carlton St.

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 2020-08 by title only.

G. Smith motioned to approve Ordinance 2020-09, 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.

Ordinance 2020-12 – 1st Reading – Final Budget Adjustments for the 2019/2020 Fiscal Year

Attorney Cloud read Ordinance 2020-12 by title only.

R. Smith motioned to approve Ordinance 2020-09, seconded by Cobb.

Braxton addressed the Commission and explained the numbers could change before 2nd reading.

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 October should be \$0.018, the same as the prior month.

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

Temporary Structure Permit Request Extension

Long presented the request from St. Michaels for putting up a tent to hold mass and religious education classes. Long discussed the regulations for temporary structures. Long noted only 2 permits a year were allowed for tents and they could only be up for a 21-day span. Long stated he sent the regulations to St. Michaels. Long noted staff denied the request because there was no way around the code and the 2 tent permits that were allowed yearly. Long stated Amalia Arista asked to be placed on the agenda to ask for additional time or a variance to meet the church's needs.

Amalia Arista addressed the Commission virtually and asked for a variance for the tent conditions. Arista noted the tent was 100'x60' tent and the capacity could hold up to 900 people. Arista asked the Commission to take into consideration they are a religious establishment and they were doing this for the community.

Nadaskay stated he had several questions and this was a tough situation to be in. Nadaskay asked Arista how long the tent would be up. Arista replied at this point no because of the uncertainty of Covid-19.

Albritton asked Long was there a protocol to provide notice to the surrounding neighbors. Long replied no, not for this type of use. Albritton asked Long was there a precedent for the request. Long replied this was the first request of this nature for an extension over the allowed two 21-day periods. Long added his concern was if we do it for one then another will follow suit and expect the same. Nadaskay stated he had the same concern with providing exceptions. Cobb said but this was not a fly by night company. Arista stated the church understood the Commissions dilemma and did not mind giving a monthly update. Albritton stated she felt that was fair and recommended giving the church the first two 21 period days and then have them come back to reassess the situation, to eliminate the structure being up for 6 months to a year. Nadaskay asked staff for their opinion. Atchley replied staff's hands were tied because of the ordinance and that is why the request was before them. Atchley asked for Cloud's legal opinion on how to proceed. Nadaskay suggested allowing the tent to be erected until the December Workshop and then reassess. Nadaskay asked Cloud for help in drafting an agreement. Cloud stated the situation did not meet the guidelines for a variance. Cloud stated however if the Commission chose to grant a variance it needed to limit the time and have it come back before you and have it tied to Covid-19. Atchley asked the Commission to include in the motion to have the City Attorney and City Manager review and approve the agreement and/or variance.

R. Smith motioned to recommend a temporary permit pending legal review until December 15, 2020.

Cloud asked R. Smith to direction staff and legal counsel to prepare a resolution granting the variance subject to the conditions outlined by the Commission seconded by Cobb.

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

Motion carried.

Approval of Interlocal Agreement with Hardee County – Cares Act

Atchley addressed the Commission and explained the updated agreement.

R. Smith motioned to approve Interlocal Agreement with Hardee County for the Care Act Funding, seconded by Cobb.

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

Motion carried.

Letter to One Hope United

Atchley addressed the Commission and explained the proposed letter.

Cobb motioned to approve the Mayor to sign the One Hope United Letter and forward to the recipient, seconded by G. Smith.

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

Motion carried.

Atchley and Braxton informed the Commission of the calls received from residents in support of Trick or Treat.

CITY MANAGER, CONSENT AGENDA

Setting the Trick or Treat for October 31, 2020 from 6pm-9pm

Fall Festival, October 31, 2020 from 4pm-7pm

Acceptance of City Manager's Evaluation as presented at the October 5, 2020 Workshop

Approval of Resolution 2020-16 – Legislative Priorities

Cobb motioned to approve the Consent Agenda as presented, 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.

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

Atchley advised the Commission the CRA meeting was not advertised but was noticed on the bulletin board outside the City Administration building and did recommend continuing with the meeting. Atchley stated he had spoken with Cloud and he concurred with continuing with the CRA meeting.

G. Smith stated at some point he would like to talk about the downtown parking situation.

Jim See – 202 West Main Street

See discussed the continued parking shortage on Main Street. See was asking the Commission to consider purchasing a property behind Java Café and created additional parking for downtown. See stating the asking price was \$125,000 but the City may could purchase it for \$85,000. See noted he had the listing but would waive his commission to help the City create additional parking. Newman stated the City did own additional property in the area and had gotten an estimate for a parking site plan. Newman noted she did look at options for the property, however the City did already own vacant property. Atchley noted the CRA did not have available funds in the budget year. See added the IDA was attempting to improve the downtown. More discussion was had on the parking shortage on Main Street. Atchley suggested the Commission to direct staff to evaluate the parking downtown and bring the findings back before the Commission. Newman noted a parking study had been done years ago. R. Smith stated he would like for the Commission to workshop this in December or January 2021. Albritton made a few comments.

Nadaskay then recessed the Commission Meeting and called to order the meeting of the CRA Board of Directors

Approval of CRA Minutes from the July 20, 2020 Meeting and September 28, 2020 Special Meeting

G. Smith 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.

Project Extension Requests

Cobb motioned to approve extensions on the Cobb project and Palmetto 8 until January 31, 2021, 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.

R. Smith motioned to release funds for the two remaining grants (Cobb project and Palmetto 8) once a CO is issued for the residential portion of the projects and the shell form is complete and ready to build to suit for the commercial portion, seconded by Cobb.

With no 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 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 G. Smith.

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 7:07 p.m.

Mayor Richard K. Nadaskay Jr.

City Clerk Holly Smith