

On Monday, October 7, 2019 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 Jason Searle, Police Chief John Eason, Community Redevelopment Agency Director Jessica Newman, Community Development Coordinator Kyle Long and City Clerk Holly Smith.

Ordinance 2019-19 – Evaluation and Appraisal Report (EAR) Amendments

Marissa Barmby – Central Florida Regional Planning Council

Barmby addressed the Commission and explained Ordinance 2019-19 along with the new and amended definitions. Barmby informed the Commission the Planning and Zoning Board approved recommendation of Ordinance 2019-19 at their September 16, 2019 meeting.

Ordinance 2019-11 – Ten-Year Water Supply Plan

Marissa Barmby – Central Florida Regional Planning Council

Barmby addressed the Commission and explained Ordinance 2019-11. Barmby stated the update was required by the State every ten-years. Barmby explained the infrastructure and conservation element changes. Barmby informed the Commission the Planning and Zoning Board approved recommendation of Ordinance 2019-11 at their September 16, 2019 meeting.

Ordinance 2019-12 – Pharmacies & Medical Marijuana

Marissa Barmby – Central Florida Regional Planning Council

Barmby addressed the Commission and explained Ordinance 2019-12. Barmby explained pharmacies were allowed in P-1, HC-1, C-1 and C-2 zoning districts. Barmby stated currently there was a moratorium through January 2020 and medical marijuana dispensing facilities were allowed a special exception in C-2 and I zoning districts. Barmby noted the current code was not consistent with Florida Statutes that state they had to be treated together. Barmby informed the Commission the Planning and Zoning Board approved recommendation of Ordinance 2019-12 at their September 16, 2019 meeting.

City Manager's Employment Contract

Nadaskay informed the Commission that he had met with Atchley and negotiated a new employment contract. Nadaskay stated the proposal before you was a three-year contract and explained the proposed changes.

Parks at Peace River Phase III

Newman addressed the Commission and discussed Phase III of the parks at Peace River. Newman discussed FRDAP and Recreational Trails Program grants. Newman described the under bridge connection to Peace River Park and the path and walkway to the bridge on the Crews Park side. Newman stated she did not have an updated timeline for completion.

Trick or Treat Day and Time

The suggested day and time was Saturday, October 26th from 6pm-9pm.

Cobb gave updates regarding the Central Florida Regional Planning Council and Ridge League of Cities.

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

Main Street Wauchula Annual Report

Newman presented a video and the Main Street Annual Report for the Board's consideration. Newman summarized the events of the past year.

Main Street Wauchula Funding Agreement

Newman presented the Main Street Wauchula Funding Agreement to the Board. R. Smith asked what the funding amount was because he thought it was \$25,000. Newman stated the police coverage was added and the CRA contribution was now \$30,000.

Project Update Reports

Newman presented the project updates. Lambert mentioned his concerns with the applicants and the lack of progress. Atchley stated staff would have further discussion before next week's meeting. R. Smith stated progress was visible on two of the three projects.

CRA Revitalization Grant Draft

Newman explained the proposed changes to the Board. Newman added #2 under policies which related to non-profit organizations. Lambert asked if the City of Wauchula could apply if they wanted to. Newman stated she would double check the statute and let them know at next week's meeting. Newman noted a grant agreement would not be issued until funding was secured. Newman stated the proposed draft allowed for one six-month extension and a 3% loss if not completed by the deadline. Lambert stated claw backs had been discussed and it was not included in the draft. Nadaskay suggested adding verbiage under #9 stating any project not completed beyond the one extension period, funds are forfeited and must come back before the Board. Atchley suggested that legal counsel review the grant and make the necessary corrections. Lambert asked about multiple applications per owner. Nadaskay asked if that verbiage was in the grant. Newman replied not it was not in there. Newman added that a property owner cannot have multiple applications open at one time. Minshew asked if a property owner could submit multiple applications but only one would be accepted at a time. Lambert agreed but only one application would be approved at a given time. Lambert stated he wanted to make sure that an applicant was penalized if the project was not completed, for this may ensure a project gets completed on time. Newman asked the Board if they would like to increase the completion on time percentage to make it more of a carrot. Lambert replied what he wanted at the end of the day was completion. Nadaskay stated what Newman was trying to say was incentives it. Newman commented was 3% enough for an incentive or should it be 5%. Lambert replied he would rather incentives on the back end. Nadaskay asked Lambert if he would like to increase the percentage. Lambert replied yes and drop some of the other percentages. Lambert stated again his question was the penalty for not completing and we are establishing how you get it. Extensive discussion was had regarding extensions. Newman again asked for clarification on #9 regarding extensions. Newman changed the verbiage to no extensions will be awarded unless agreed upon by the Board. Minshew asked if there was a way to incentives on the tail-end of the project encouraging a property owner to complete the project on time giving a percent larger than three with no extensions with the front end being much smaller. Minshew explained different percents for not

completing the project on time. Newman replied she would adjust the other percents. Lambert replied he liked the way Minsheu was thinking by shifting the responsibility to finish on time to the property owner.

With no further business to discuss, Nadaskay adjourned the Workshop at 6:33 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith