

On Monday, October 8, 2018 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 Russell Smith, Mayor Pro-Tem Neda Cobb, Mayor Keith Nadaskay, Kenneth Lambert and Gary Smith.

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

**Nadaskay declared a quorum.**

**Approval of Agenda with Add-On's**

Atchley explained the two agenda add-on's to the Commission.

Lambert motioned to approve the agenda with add-on's, 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.

**Approval of Minutes for the September 10<sup>th</sup> Meeting and the September 24<sup>th</sup> Special Meeting**

Cobb motioned to approve the minutes of the September 10<sup>th</sup> Meeting and the September 24<sup>th</sup> Special Meeting, 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.

**ORDINANCES/PUBLIC HEARINGS**

**Approval of Ordinance 2018-07 – 1<sup>st</sup> Reading – Future Land Use Map Amendment for Crane Park Property**

Attorney Cloud read Ordinance 2018-07 by title only.

Lambert motioned to approve Ordinance 2018-07, seconded by Cobb.

Marisa Barmby with the Central Florida Regional Planning Council addressed the Commission and gave a presentation regarding the Melendy Street and South 8<sup>th</sup> Avenue development. Barmby informed the Commission the Planning & Zoning Board heard this amendment September 17<sup>th</sup> and did recommend for approval. Barmby stated this is a small scale amendment and after 2<sup>nd</sup> reading in November it will be sent to the Department of Economic Opportunity and other state agencies. Barmby asked if there were any questions. With no further discussion, Nadaskay called for all in favor, all responded aye.

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

**ADD-ON - Approval of Ordinance 2018-10 – 1<sup>st</sup> Reading – Budget Adjustments for 2017/2018 Fiscal Year**

Attorney Cloud read Ordinance 2018-10 by title only.

R. Smith motioned to approve Ordinance 2018-10, seconded by Cobb.

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

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

**CITY MANAGER, NON-CONSENT AGENDA**

**Announce Power Cost Adjustment**

Atchley announced the PCA for October should be \$0.0110 the same as the prior month. The tax-exempt portion should be \$0.02200, the same as the prior month.

**Discuss Resolution 2018-17 – Variance for 505 N. 8<sup>th</sup> Avenue**

Long addressed the Commission. Long informed the Commission the residence was built as a duplex in 1950. The property owner changed the use to single family in 1992. The property was sold to Ms. Apolinar, which is the applicant, requesting the variance. The property was sold with the assumption the property could be converted back into a duplex. It is zoned R-2 and the lot has a minimum 80 foot lot width and the lot currently has a 70 foot width. Another requirement is that each side of duplex has to have 750 square feet and the applicant has begun construction to meet the square footage requirement. The variance is to approve the 70 foot lot width. Long stated Planning & Zoning did recommend approval of the variance. Lambert asked Long if there was any

involvement from the neighbors with returning this back to a duplex. Lambert asked were the neighbors aware of this. Long stated he did send out notices to property owners within a 500 foot radius and he did not receive any negative complaints. Lambert motioned to approve Resolution 2018-17, seconded by G. Smith. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

#### **Discuss Resolution 2018-19 – Bid Award to E.O. Koch for the Green Street Stormwater Conveyance Project**

Cobb motioned to approve Resolution 2018-19, seconded by G. Smith. Nadaskay recused himself from the vote, due to his brother being the Vice President of E.O. Koch. With no discussion, Smith did a roll call vote, all voted aye except for Nadaskay whom recused himself. Motion carried

#### **Discuss Application for 70's Block Party**

Lambert motioned to approve the Application for the 70's Block Party, seconded by Cobb. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried

#### **Set Time and Date for Trick-or-Treating – October 27<sup>th</sup> 6:00PM – 9:00PM**

G. Smith motioned to approve setting Trick-or-Treating on October 27<sup>th</sup> from 6-9PM, seconded by Cobb. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried

#### **ADD-ON – Discuss Loan Quotes for Police Vehicles**

Eason addressed the Commission and discussed the quotes they had received. We are requesting approval to move forward with financing at First National Bank. Cobb motioned to approve the quote received from First National Bank, seconded by G. Smith.

#### **CITY ATTORNEY**

Updated the Commission on the lawsuit and stated Mr. Atchley and himself had attended mediation today. He explained the discussions during the mediation are confidential. This is for the ongoing water mitigation between Polk County, five cities including Wauchula and the Polk County Water Cooperative against the Peace River Manasota Regional Water Supply Authority.

#### **COMMENTS FROM COMMISSIONERS, OTHER ELECTED OFFICIALS, CITIZENS**

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

Donald Chancey – PO Box 845, Wauchula, Florida

Chancey asked the Commission for their consensus regarding a PUD on the Crane Park Development. Lambert replied he could not give a temperature on how he felt regarding the matter because there are too many other variables in that decision. Chancey discussed concerns he had with moving forward on the project. Nadaskay recommended to Chancey to continue working with staff and CFRPC regarding the development.

#### **Nadaskay recessed the City Commission Meeting and convened the Meeting of the Wauchula Community Redevelopment Agency's Board of Directors**

#### **Approval of CRA minutes from the September 10<sup>th</sup> Meeting and the October 1<sup>st</sup> Workshop**

Cobb motioned to approve the CRA minutes as presented, seconded by Lambert. With no discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

#### **Approval of Staff Recommendation Bid Award for CRA 18-01 Crews Park Improvement Project**

Newman addressed the Board and informed them of the bid opening which was on September 28<sup>th</sup> and there were four respondents. Staff's recommendation to the Board is to award the bid to XGD Systems. Cobb motioned to award to the bid to XGD Systems, seconded by R. Smith. R. Smith commented on the price differences between firms. Newman explained the bids were reviewed thoroughly. Newman reminded the Board the original amount for the project was in the \$700,000 range and that was two years ago. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

## **Project Updates**

- **Utilitech**

Newman stated they were not able to attend the meeting. Newman informed the Board they are addressing all of their issues with the new building director.

- **Palmetto 8**

Dr. Curci addressed the Board and stated two inspections had passed in the last couple of weeks. Curci stated the framing is complete and construction continues on the residential side. The commercial area and dental office have to change to a new set of plans and the plans have been submitted to the building department.

- **Cobb Project**

Addressed the Board and said they are progressing. The first floor is being completed and the ground floor will be poured on Friday and the block work is being completed on the second floor and gave a timeline for the third floor and roof.

## **Main Street Updates**

- **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. Newman shared the Historic Ghost Tour sold out again and an additional tour was added. The big highlight of the year was we finally achieved our designation on the National Register of Historic Places after three years. Newman mentioned the new planters in the Park and the new entryway signs. Newman stated Main Street worked with five different downtown properties and architectural firm developing concepts for the second story of the properties. Newman discussed the two Main Street goals, business recruitment and building rehabs. Newman encouraged everyone to Love what they have and talk positive about Wauchula. Lambert commented that community involvement was crucial. More discussion was had on community involvement.

- **Main Street Wauchula Funding Agreement**

Newman presented the Main Street Wauchula Funding Agreement to the Board. Lambert motioned to approve the Main Street Wauchula Funding Agreement, seconded by Cobb.

## **Nadaskay adjourned the Meeting of the Wauchula Community Redevelopment Agency's Board of Directors and reconvened the City Commission Meeting**

### **Approval of the CRA Board's actions**

G. Smith motioned to approve the actions of the CRA Board of Directors, seconded by Cobb.

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

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

Atchley gave an update on Hurricane Michael and stated that we were not affected at this time.

## **REMINDERS:**

**November 5, 2018 @ 4:00pm – 4hr Ethics Training**

**November 12, 2018 – City Closed in Observance of Veteran's Day**

**November 13, 2018 @ 6:00PM – City Commission Meeting**

**November 22<sup>nd</sup> and 23<sup>rd</sup> – City Closed in Observance of Thanksgiving**

**WITH NO FURTHER BUSINESS TO DISCUSS, NADASKAY ADJOURNED THE COMMISSION MEETING AT 7:04 P.M.**

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Holly Smith, CMC