

On Monday, September 9, 2019 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 workshop to order.

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

Also present were City Manager Terry Atchley, Assistant City Manager Olivia Minshew, City Attorney Thomas Cloud, Director of Support Services & Internal Auditing James Braddock, Police Chief John Eason, Finance Director Sandee Braxton, Community Redevelopment Agency Director Jessica Newman and City Clerk Holly Smith.

Nadaskay declared a quorum.

Approval of Agenda

Lambert motioned to approve the agenda as presented, 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.

AWARDS/PRESENTATIONS

Strategic Planning

Atchley addressed the Commission and briefly explained the strategic planning process. Atchley introduced Dr. Mel Jurado with The Profitable Group to the Commission.

Dr. Jurado addressed the Commission and discussed the leadership training and the strategic planning process.

Dr. Jurado discussed the employee moral survey and how it was conducted along with the results. Dr. Jurado stated a strategic planning retreat began two weeks ago and a mission and vision statement and values were formed. Dr. Jurado discussed the proposed timeline on the strategic plan. Lambert thanked Dr. Jurado and stated the last time one of these plans was done was 17 years ago. Cobb commended Dr. Jurado on her presentation.

Electric Rate Study

Atchley asked the Commission to accept the Electric Rate Study as it was presented by Bill Herrington.

Lambert motioned to accept the Electric Rate Study, seconded by Cobb.

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 2019-14 – 1st Reading – Amending Chapter 22 of Solid Waste Collection and Disposal and Creating Section 22-197, Article VII

Atchley addressed the Commission and discussed what had previously been discussed regarding changes to the solid waste collection.

Cloud read Ordinance 2019-14 by title only.

Cobb motioned to approve Ordinance 2019-14, seconded by G. Smith.

After discussion from the Commission, Cloud read aloud the proposed changes. 1. Change the 250 pounds and/or one cubic yard of yard debris to 500 pounds and/or 2 cubic yards. 2. Adding duplexes to section 22-197. 3.

Changing date back to 2013 in section 22-87.

Cobb modified her motion to reflect the changes, 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 Ordinance 2019-15 – 1st Reading – Amending the Electric Rates

Cloud read Ordinance 2019-15 by title only.

G. Smith motioned to approve Ordinance 2019-15, 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.

Approval of Ordinance 2019-16 – 1st Reading – Adoption of the Final Budget for 2019/2020 Fiscal Year

Cloud read Ordinance 2019-16 by title only.

Lambert motioned to approve Ordinance 2019-16, seconded by Cobb.

Braxton explained the budget summary along with the proposed amendments from the presentation in July.

Braxton stated the ordinance was still based on the 5.6354 millage rate, which was 0.42% greater than the roll-back rate.

With no discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

NADASKAY RECESSED THE COMMISSION MEETING AND CALLED TO ORDER THE GENERAL PENSION BOARD MEETING

Approval of June 10, 2019 minutes

Cobb motioned to approve the minutes of June 10, 2019, seconded by G. Smith.

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

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

Approval of the 4th Quarter Reports & Earnings for the General Pension and the OPEB

Braxton addressed the Board and explained the reports.

Lambert motioned to approve the 4th Quarter Reports & Earnings for the General Pension and the OPEB, 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.

Request approval of the 2019/2020 Administrative Budget

Braxton explained the 2019/2020 Administrative Budget.

Lambert motioned to approve the 2019/2020 Administrative Budget, 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.

NADASKAY ADJOURNED THE GENERAL PENSION BOARD MEETING AND RECONVENED THE COMMISSION MEETING

Approval of the General Pension Board's actions

Lambert motioned to approve the actions of the General Pension Board, 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.

City Manager/Non-Consent

Announce Power Cost Adjustment

Atchley announced the PCA for September should be \$0.0110, the same as the prior month. The tax-exempt portion should be \$0.0180, the same as the prior month.

Approval of Confidentiality Agreement

Atchley briefly discussed the confidentiality agreement and noted Cloud had reviewed the agreement and did not have an issue with it.

Lambert motioned to approve the confidentiality agreement, 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.

Approval of Animal Control Interlocal Agreement

Eason briefly explained the interlocal agreement.

G. Smith motioned to approve the Animal Control Interlocal Agreement, seconded by Lambert. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

Approval of Resolution 2019-11 – Legislative Priorities 2020 Session

Atchley addressed the Commission and discussed the Resolution.

Cobb motioned to approve Resolution 2019-11, seconded by R. Smith.

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

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

Accept City Managers 2018/2019 Annual Presentation and Discuss Annual Performance Evaluation

Lambert motioned to accept City Managers 2018/2019 annual presentation, 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.

Nadaskay noted there was no action needed on the annual performance evaluation. Nadaskay stated everyone could see by the scores that Atchley was doing a great job. Atchley thanked the Commission and noted there was nothing to approve regarding his evaluation. Atchley stated what was needed tonight if it was the pleasure of the Board was to direct the Mayor to negotiate an employment contract with him. Atchley expressed his desire to remain at the City of Wauchula and noted the contract would need to be on the October agenda due to his current contract expiring on September 30, 2019.

Lambert motioned to have the Mayor negotiate an employment contract with Atchley, 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.

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

Recommendation of Resolution 2019-10 – Master Redevelopment Plan Update 2019

Newman addressed the Board and asked if they had any questions regarding the Resolution 2019-10.

G. Smith motioned for recommendation of Resolution 2019-10, 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.

Approval of VCTC Purchase Agreement

Newman addressed the Board and explained the 2017 and 2018 Tax Credits for 226 West Main Street. Newman stated the purchase agreement had not been signed by the purchaser which was Sherman Williams. Newman noted there may be some edits made to the agreement. Newman asked the Board for their approval pending the changes upon Cloud's review and approval.

Lambert motioned to approve the VCTC purchase agreement pending approval by Cloud of any changes, 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.

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

Approval of Resolution 2019-10 - Public Hearing – Master Redevelopment Plan Update 2019

Nadaskay announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Commission.

Mike Thompson – 2447 Steve Roberts Special, Zolfo Springs, Florida

Thompson stated he was presented as the Chairman of the Hardee County Board of County Commissioners. Thompson stated he had not heard nor read the resolution and was under the impression it was an extension of the timeline of the CRA. Thompson asked if it was extending the CRA from 2027 to 2057. Thompson stated it was no secret that he was not a fan of CRA's and added he did

not want to attack the City's CRA. Thompson added he did not feel the money had been misspent but would have spent it differently. Thompson stated he was there to talk about where the money came from and stated they were concerned at the County level. Thompson commented the 2019 contribution was \$399,000 and since 2009 it had totaled slightly over 3 ½ million dollars. Thompson stated the problem was all the money comes from the general fund and the general fund dollars were tight. Thompson stated the two major withdrawals from the County's general fund were the Sheriff's Office and Fire Rescue. Thompson noted in 2018 a little less than 14 million dollars in ad valorem taxes were collected for the general fund in the County. Thompson stated roughly 10 million of that goes to the Sheriff and discussed where the remaining funds go. Thompson's noted concern was there was eight years left in the CRA and he did not have a solution for the City to do what it wanted to do while they do what they still had to do. Thompson stated he did not know what the solution looked like however to sign the CRA up and extend it eight years before it expires for another thirty years was a little premature. Thompson added that was just his opinion and everyone had one, an opinion. Thompson stated he wanted to make them aware because they are public servants, that they are not an endless supply of money. Thompson discussed Hurricane Irma expenses and reimbursement. Thompson stated the County was increasing their millage and it was the first time in five years. Thompson asked the Commission to consider the source of the money of the CRA. Lambert stated that money still benefits the citizens of Hardee County. Lambert added he was unsure of the concern and was it just with shifting money. Thompson stated the concern was in the future where the number was going because currently 2.86% of the County's ad valorem proceeds go to the City of Wauchula's CRA. Thompson asked where that number was going to be 10, 20 or 30 years down the road because from today you are talking about a 38-year life for your CRA. Thompson read aloud past ad valorem taxes the County had collected. Lambert and Thompson had discussion on tax dollars. Thompson asked in the past 22 years what had been spent by the CRA that had increased the tax base in the City of Wauchula. Thompson replied some. Lambert asked what do you mean some, you mean all. Thompson stated the parking lot improvements. Lambert asked did you think you can have economic growth without those improvements. Thompson stated he felt all of them were necessary but the well to get the money from was not an endless well. Lambert stated he understood but was still trying to understand if the money was still being spent for the same purposes. Thompson replied it was not being spent for the same purposes. Lambert asked why it was not. Thompson stated the County did not spend that kind of money on parks and parking lots. Thompson stated he did approve of some of the CRA's projects on helping and housing but those are not the kind of projects the County can do. More discussion was had on projects within the County and the City. Thompson stated he was not attacking the City's plan. Lambert commented we are not suggesting you were. Thompson added he felt it was a little premature with eight years left with the CRA to re-authorize an extension. Newman commented the reason the City was doing the extension now was because the heat was on from Tallahassee and we may not be able to extend and we could always cut it short. Newman stated they could sunset whenever they want. Thompson stated CRA's all over the state were under attack because of mismanagement and mismanagement was not where he was at. Newman commented she understood but explained the reason for the extension was because next year we may not have the opportunity. Thompson stated he just wanted to voice his concerns. Lambert commented as you should and at the end of the day we are all in this together. Hearing no further comments from the public, Nadaskay closed the Public Hearing. Lambert motioned to approve Resolution 2019-10, 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 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.

Cobb gave the Ridge League of Cities update.

With no further business to discuss, Nadaskay adjourned the Commission Workshop at 7:12 p.m.

Mayor Richard K. Nadaskay

City Clerk Holly Smith, CMC