

On Monday, January 10, 2022 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, Deputy City Manager Olivia Minshew, Assistant City Manager/Finance Director Sandee Braxton, Assistant City Manager/Police Chief John Eason, CRA Director Jessica Newman, Director of Project Management and Procurement Ward Grimes, Community Development Director Kyle Long and City Clerk Holly Smith. City Attorney Kristie Hatcher-Bolin attended the meeting virtually.

Nadaskay declared a quorum.

Approval of Agenda w/ Add-On's

Atchley noted there was one agenda add-on, Resolution 2022-05.

Cobb motioned to approve the agenda with the add-on, seconded by Albritton.

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

Motion carried.

Approval of Minutes for the December 6, 2021 Workshop and December 13, 2021 Meeting

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

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

PRESENTATION

Atchley addressed the Commission and explained the study that was done on the old substation building. Minshew presented the study to the Commission and began explaining the cost estimate. Minshew stated Burns McDonnell, a contractor who is contracted with FMPA, performed the study. Minshew explained there were two choices. A selective demolition which was basically removal of the regulated material and any other substructural material leaving the shell of the building. This does not include the roof repair. The other choice is a complete demolition leaving on the concrete slab which has to remain. Minshew stated the selective demolition cost estimate was \$333,000 and the complete demolition was \$365,000. Minshew reminded the Commission the \$333,000 estimate did not include any roof repairs. Minshew stated a different cost estimate would need to be done for the roof repairs. Minshew explained she wanted to get the cost estimates before the Commission so they could direct staff and the consultants on how to move forward with the building. Albritton asked Minshew the age of the building. Minshew replied it was over 50 years old. Albritton asked if there were any grants available to help with the cost. Newman stated there were Brownfield Grants available, however a plan would need to be in

place prior to applying. Minshew stated the site had some challenges for a reuse. Nadaskay explained he did not want to see a vacant parcel with just a concrete slab there. Cobb stated she felt demolition of the building was needed because the building was in such disrepair and an eye sore. R. Smith stated he did not see a reason to save it. Atchley replied personally he would rather see the money, whether it was grant dollars or City tax dollars, be spend on the auditorium or on a community center for the city. Atchley stated if the Commission would rather preserve the building staff needed their help in deciding what direction to go.

Minshew informed the Commission Jeff Pope, the engineer with Burns McDonnell, had just joined the meeting via Zoom.

Jeff Pope addressed the Commission and stated two cost estimates had been done, one was gutting the building for possible reuse and the other was taking the building down. Pope stated a regulated materials assessment was also done on the building which looked at asbestos and other waste materials that needed to be removed from the building whether for reuse or taken the building down. Pope explained the two cost estimates.

Albritton asked if the building was demolished would the public have access to the bricks. Cobb asked if there was funding to demolish the building. Atchley replied it would take some creative financing. Nadaskay asked how long does it take to get demolish and asbestos permits. Minshew stated Pope would provide a timeline and would prepare the bid document for either the selective or complete demolition. Pope stated the total process was between 5-7 months. Atchley stated staff did not need a decision tonight but staff would need to direction from the Commission soon. Atchley noted the building continued to be in a code violation. R. Smith stated the more he heard about the building he was convinced the building was nothing more than a burden to the city. Albritton asked if there was any sentimental value. Atchley stated there may be someone out there. Atchley challenged Newman with coming up with a possible use. Albritton stated she would like to wait a month. Nadaskay stated it would not hurt to wait a month. Atchley stated the building was reusable, however what is that plan and there were limitations on use. Atchley stated the item would be on the February workshop agenda.

PUBLIC COMMENT – NON-AGENDA ITEMS

ORDINANCES/PUBLIC HEARINGS

Ordinance 2021-15 – 2nd Reading – ULDC Text Amendment Mobile Food Truck

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.

Bolin read Ordinance 2021-15 by title only.

Albritton motioned to approve Ordinance 2021-15, seconded by G. Smith.

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

Motion carried.

Ordinance 2021-17 – 2nd Reading – ULDC Amendment Home Based Businesses

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.

Bolin read Ordinance 2021-17 by title only.

Albritton motioned to approve Ordinance 2021-17, seconded by Cobb.

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

Motion carried.

Ordinance 2021-18 – 2nd Reading – Section 3 Code of Ordinance - Alcohol

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.

Bolin read Ordinance 2021-18 by title only.

R. Smith motioned to approve Ordinance 2021-18, seconded by G. Smith.

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

Motion carried.

Ordinance 2022-01 – 1st Reading – Extending the Suspension and Waiver of Water and Wastewater Impact Fees

Bolin read Ordinance 2022-01 by title only.

G. Smith motioned to approve Ordinance 2022-01, seconded by Albritton.

Minshew explained to the Commission the suspension of the impact fees was done years ago and was done annually and fell through the cracks. Minshew stated at this point staff did not see a reason to start recollecting them. Minshew explained if the Commission wanted to start collecting them again then we would, but if not, we were just trying to get back on track with the suspension. R. Smith stated he remembered whenever they were suspended. Atchley explained they were suspended around 2014 when the housing bust began.

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

Motion carried.

CITY MANAGER/NON-CONSENT

Announce Power Cost Adjustment

Atchley announced the PCA for January should be \$0.018, the same as the prior month.

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

Special Event Application – 70's Reunion

Janice Wheeler – Zolfo Springs

Wheeler explained the special event application for the 70's reunion to the Commission. Wheeler noted the 60's would be included. She stated the event would be March 5th from 5pm to 10pm and set up would begin at 2pm.

Albritton motioned to approve the special event application, 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.

Special Event Application – 80's Reunion

MaryJane Cimmino – Zolfo Springs

Cimmino explained the special event application for the 80's reunion to the Commission. She stated the event would be March 26th from 4pm to 11pm.

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

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

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

Special Event Application – Hometown Happy Hour

Newman addressed the Commission and explained the special event application for Hometown Happy Hour. The event will be January 21st from 5pm to 8pm.

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

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

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

Resolution 2022-01 – FDOT Maintenance Agreement BEC82

Minshew addressed the Commission and explained Resolution 2022-01. Minshew stated the agreement was a reoccurring agreement which was for portions of both northbound and southbound Highway 17.

Minshew explained she had asked FDOT if we could change the acronym UAO in the resolution and replace it with agency. Minshew noted the contract amount was \$26,718 yearly.

G. Smith motioned to approve Resolution 2022-01, seconded by Cobb.

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

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

Resolution 2022-02 – Sale of 19 Foot Strip of Land on US 17 to the IDA

Long addressed the Commission and explained Resolution 2022-02.

Cobb motioned to approve Resolution 2022-02, seconded by Albritton.

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

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

Resolution 2022-03 – Sale of 705, 709, 711 South 8th Avenue and 722 South 7th Avenue

Long addressed the Commission and explained Resolution 2022-03. Long explained the properties were being sold to the CRA for infill housing.

Albritton motioned to approve Resolution 2022-03, seconded by Cobb.

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

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

Resolution 2022-04 – Accepting Carlton Street Extension Deed

Minshew addressed the Commission and explained Resolution 2022-04. Minshew stated the IDA had been busy constructing the extension of Carlton Street to Martin Luther King Jr. Minshew noted the intend of the IDA was to construct the road and then sign ownership of the road over to the City.

Minshew stated there would be a ribbon cutting soon and she would have the Commissioners notified of the date and time. Minshew explained the Resolution was for the acceptance of the right of way from the IDA and the deed had been prepared and was attached.

Albritton motioned to approve Resolution 2022-04, seconded by Cobb.

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

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

Bad Debt Write-Off

Braxton addressed the Commission and explained the bad debt write-off. Braxton stated the amount was more than last year. Braxton explained there were 117 accounts totaling \$27,674.75. Braxton discussed that credit checks could have caused the increase.

G. Smith motioned to approve the bad debt write-off seconded by Albritton.

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

Motion carried

Add-on agenda items:

Resolution 2022-05 – Congratulating Ruth Stonewall on her Retirement from the RLC for 18 Years of Service

Atchley explained Resolution 2022-05. Cobb commended Stonewall on a job well done.

Cobb motioned to approve Resolution 2022-05, seconded by Albritton.

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

Cobb gave RLC and CFRPC updates.

Atchley gave updates on upcoming challenges with House and Senate bills in the Florida Legislature.

Minshew gave an update on the Townsend Street project and the tree issue with property owner Roy Bolin had been resolved.

Nadaskay recessed the Commission Meeting and called to order the Meeting of the Board of Directors of the Wauchula Community Redevelopment Agency

Approval of CRA Minutes from December 13, 2021 Meeting

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

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

Motion carried.

Accepting the Deeds for 705, 709, 711 South 8th Avenue and 722 South 7th Avenue

Cobb motioned to accept the deeds for 705, 709, 711 South 8th Avenue and 722 South 7th Avenue, 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.

Nadaskay adjourned the Wauchula Community Redevelopment Agency Board Meeting and reconvened the Commission Meeting

Approval of the Wauchula Community Redevelopment Agency Board's Actions

Albritton motioned to approve the Wauchula Community Redevelopment Agency Board's actions, 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 Commission Workshop at 7:14 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith