

On Monday, September 12, 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, Commissioner Russell Smith, Mayor Keith Nadaskay, Commissioner Gary Smith and Sherri Albritton.

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, Director of Project Management and Procurement Ward Grimes, Director of Support Services & Internal Auditing James Braddock, City Attorney Kristie Hatcher-Bolin and City Clerk Holly Smith. CRA Director Jessica Newman attended the meeting virtually.

Nadaskay declared a quorum.

Approval of Agenda

Albritton motioned to approve the agenda as presented, seconded by Cobb.
With no discussion, Nadaskay asked for all in favor, all responded aye.
Motion carried.

Approval of Minutes from the August 8, 2022 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

PRESENTATION

Proclamation – Celebrate Community

Tanya Royal addressed the Commission and explained and read the proclamation aloud. Royal stated this was a joint project participation between the Rotary, the Lions and the Kiwanis Clubs. Royal added the clubs will be painting the benches that were in Heritage Park and along Main Street.

Albritton motioned to approve the proclamation, seconded by Cobb.
With no further discussion, Nadaskay asked for all in favor, all responded aye.
Motion carried.

PUBLIC COMMENT

Amy Torres – 1094 Downing Circle

Torres advised the Commission the Special Magistrate informed her she needed to attend the City Commission Meeting regarding code violations to her residence. Atchley stated he had some knowledge to Torres' violation and advised that city staff would work with her and schedule a time for her to come back before them with all the information. Atchley added he would make sure nothing would progress until something was scheduled.

ORDINANCES/PUBLIC HEARINGS

Ordinance 2022-05 – 1st Reading - Final Budget for 2022/2023 Fiscal Year

Braxton addressed the Commission and explained the minor changes. Braxton stated there was a \$9,000 reduction with the State Revenue. Braxton announced the tentative budget had been prepared using a millage rate of 5.5532 the same as last year, but was 3.26% higher than the roll-back rate of 5.3781. Cobb motioned to approve Ordinance 2022-05 on first reading, seconded by Albritton.
With no further discussion, Nadaskay asked for all in favor, all responded aye.
Motion carried.

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

Approval of June 13, 2022 minutes

Albritton motioned to approve the minutes of June 13, 2022, 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.

Quarterly Reports & Earnings for the General Pension and the OPEB

Braxton discussed the 3rd quarterly reports and earnings for the General Pension and OPEB. Braxton stated the general pension lost approximately two million in the 3rd quarter and the OPEB lost approximately \$61,000.

G. Smith motioned to approve General Pension and OPEB Financial Reports of the 3rd quarter as presented, seconded by Albritton. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

2022/2023 Pension Budget

Braxton presented the 2022/2023 pension budget. G. Smith motioned to approve the 2022/2023 pension budget, seconded by Albritton. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

OPEB Authorization Letter

Braxton presented the OPEB authorization letter. Albritton asked Braxton how many retirees were there. Minshew replied 27-30 including spouses. Cobb motioned to approve the OPEB authorization letter, seconded by Albritton. With no further discussion, Nadaskay called for all in favor, all responded aye. For those opposed like sign, no response. Motion carried.

Approval of Annual Report

Braxton presented the annual report. Cobb motioned to accept the annual report, seconded by Albritton. 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**

Albritton 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. Motion carried.

CITY MANAGER/NON-CONSENT**Announce Power Cost Adjustment**

Atchley announced the PCA for August was \$0.044, the same as the prior month. The tax-exempt portion should be \$0.028, a slight increase from the prior month.

Solicitation for Bulk Power Supply

Minshew addressed the Commission and explained the solicitation for bulk power supply. Minshew stated Jerry Warren helped us decide to go out for bid for bulk power and Bill Herrington helped draft the solicitation for bulk power supply documents. Minshew explained the solicitation would be for the City of Wauchula and the City of Bartow. Minshew stated with pairing up with the City of Bartow may lead to better pricing.

Albritton motioned to approve the solicitation for bulk power supply, seconded by G. Smith. With no further discussion, Nadaskay asked for all in favor, all responded aye. Motion carried.

Resolution 2022-22 – Legislative Priorities

Minshew addressed the Commission and explained Resolution 2022-22. G. Smith motioned to approve Resolution 2022-22, seconded by R. Smith. With no further discussion, Nadaskay asked for all in favor, all responded aye. Motion carried.

Surplus of Guns and Police Radios

Eason addressed the Commission and explained the surplus of guns and radios. Eason noted the guns are being offered to the City officers to purchase and the radios will be put on GovDeals. G. Smith motioned to approve the surplus of guns and police radios, seconded by Albritton. With no further discussion, Nadaskay asked for all in favor, all responded aye. Motion carried.

Recommendation for RFQ 22-01 – Consulting Services for Civil, Utility & Stormwater Engineering, Survey, Geotechnical & Architectural Services

Minshew addressed the Commission and explained staff's recommendations. Staff recommended Kimley-Horn & Associates, Chastain Skillman, Inc. and CivilSurv Design Group, Inc.

Albritton motioned to approve staff's recommendations for Kimley-Horn, Chastain Skillman and CivilSurv, seconded by Cobb.

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

Motion carried.

Lease Agreement with Step-Up Suncoast

Braxton addressed the Commission and explained the lease agreement at Historic City Hall with Step-Up Suncoast. Cobb asked what did they do. Braxton stated they help out low-income residents.

Maria Cruz with Step-Up Suncoast attended the meeting on Zoom and briefly explained the programs they offered to the community.

Cobb motioned to approve the lease agreement with Step-Up Suncoast, seconded by Albritton.

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

Motion carried.

Recommendation for ITB 22-02 – Train Depot Roof Repair

Grimes addressed the Commission and explained staff's recommendation. Staff's recommendation was Central Florida Roofing.

Albritton motioned to approve staff's recommendation for ITB 22-02, seconded by G. Smith.

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

Motion carried.

City Manager's Evaluation

Atchley addressed the Commission and gave an overview of the year 2022.

- Mentioned Dr. Robert Lee's letter
- Approval of 1st Strategic Plan March 2022
- Great Audit for 20/21 Fiscal Year
- Senior staff development and advancement
- Overview of current budget
- Professional and civic engagement
- Where the City was headed the next 5 years
- Major challenge - \$15 minimum wage increase

Operational Repairs and Advancements

- Grant – Service Area 3 Waterline Replacement - \$2,040,162
- Grant – Southwest Area Elevated Water Tower w/ Transmission Lines - \$8,212,789
- Grant – Wauchula Municipal Airport Improvements (Terminal, Pilots Lounge and Hangars) - \$2,500,000
- Grant – AWOS (Airport) - \$286,000
- EDA Grant – Electric Distribution Reconductoring - \$1,000,000
- Grant – Digestor WWTP - \$376,000
 - Total project estimated cost - \$8,628,000, applied for SRF loan and was approved for receiving 80% principal forgiveness (\$6,902,400)
- Water Mainline Project

- Total project estimated cost - \$6,125,520, applied for SRF loan and was approved for receiving 90% principal forgiveness (\$5,512,968) – prior years we had received EDA grants of \$456,500 for design and \$732,478 for construction and appropriations of \$1,000,000
- Grant – Municipal Airport Runway Extension - \$4,500,000

Grants/Appropriations Total - \$18,914,951

Total Forgiveness - \$12,415,368

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

Cobb gave RLC updates.

Atchley announced a brick laying ceremony October 4th in celebration of 100 years of electric utilities.

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 the March 7, 2022 Workshop and March 14, 2022 Meeting

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

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

Motion carried.

CRA Resolution 22-01 - CRA Final Budget 22/23 Fiscal Year

Newman addressed the Board and explained CRA Resolution 22-01.

Albritton motioned to approve CRA Resolution 22-01, seconded by Cobb.

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

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

Palmetto 8

Newman addressed the Board and explained the extension will expire September 30th. Newman stated she along with Atchley and Justin Smith from the IDA toured the apartments last week and they will not meet the September 30th deadline. Newman stated the project (apartment portion) was in reach of being completed. Newman explained after touring the site she would recommend some type of extension.

Dr. Juan Cursi

Cursi requested an extension due to a lack of material and labor due to the economy. Cursi stated the flooring, baseboards, kitchen, bathrooms and the outside was left to complete.

Albritton asked if the grant was for the residential and commercial areas. Newman replied yes.

Newman noted in September 2020 the Board did approve another project the pay out once the residential portion of the project was complete which left the commercial portion unfinished.

Newman stated she would like to review that. Newman noted she would like to see this project through. Albritton asked how much was residential. Newman stated maybe half of the project.

Albritton asked an anticipated complete date. Cursi stated the end of the year. Newman added the contractor said the end of October but definitely by the end of the year. Cobb and Nadaskay stated they had come to the meeting prepared to end the project and not give any more

extensions. Newman stated significant progress had been done and the apartments will be nice once they are completed. Discussion was had on possibly prorating the reimbursement based on when a C/O was issued. Nadaskay stated at some point we have to make a hard deadline.

Albritton asked Newman what was the grant amount. Newman replied \$350,000, \$150,000 from the CRA and \$200,000 from the IDA. Albritton asked if the IDA has given any push-back because of continued extensions. Newman recommended having a C/O on the entire project was best but it was ultimately up to the Commission. Curci assumed the grant was on the dental portion and the residential. Newman replied it was on the entire project. Atchley suggested the Board give specific direction to staff.

Nadaskay stated he recommended giving one more extension to the end of January 2023. Cobb asked on the entire project or the residential. Nadaskay replied the residential. Nadaskay stated it could be prorated on the portion completed. Atchley added if a C/O is given before January 31, 2023 then bring back before the Board for a prorated amount.

G. Smith suggested Curci just finish the commercial space by making one large area so it would be easy to build to suit.

G. Smith motioned to grant an extension until January 31, 2023 with no more extension requests. At that point, the grant will be prorated based on the percentage completed and given a C/O, seconded by Albritton.

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.

Eason addressed the Commission and read a letter that was sent to them thanking Chief Eason and Assistant Chief Brandon Ball for assisting a gentleman after a plane crash at the airport.

With no further business to discuss, Nadaskay adjourned the Commission Workshop at 8:02 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Holly Smith