

On Monday, July 10, 2023 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 Mayor Pro-Tem Neda Cobb, Commissioner Russell Smith, Mayor Keith Nadaskay, Commissioner Sherri Albritton and Commissioner Gary Smith.

Also present were City Manager Olivia Minshew, Deputy City Manager John Eason, Director of Project Management and Procurement Ward Grimes, Community Redevelopment Director Jessica Newman, Finance Director Martha Felix, Community Development Director Kyle Long, Assistant Chief of Police Tom Fort, City Attorney Kristie Hatcher-Bolin, Director of Support Services & Internal Auditing James Braddock and City Clerk Stephanie Camacho.

Nadaskay declared a quorum.

Approval of Agenda

Cobb motioned to approve the agenda as presented, seconded by Albritton.

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

Motion carried.

Approval of Minutes from the June 1, 2023 Workshop and June 12, 2023 Meeting

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

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

Motion carried.

Nadaskay gave the virtual meeting statement.

PUBLIC COMMENT – NON-AGENDA ITEMS

Josephine Guerrero – 1010 S 8th Ave

Ms. Guerrero addressed the Commission with a dispute about water usage at her address and a bill she received. Ms. Guerrero stated the City charged her for water she did not use and she didn't feel as though she should be obligated to pay for it. Felix also addressed the Commission and provided documentation of this address' meter readings, a meter swap out, and a summarized history of communications with Ms. Guerrero regarding this event and the steps the City took. Nadaskay explained to Ms. Guerrero that, per State Statute, if the water passes through the meter, the City has to charge for it and Commission does not have the authority to forgive a water usage. Nadaskay also explained the only adjustment that could be made would be the sewer fees, if the City was informed of some sort of leak or other water usage such a recreational equipment requiring the use of water. Commission attempted to come up with ideas of what could have possibly happened (water hose leaking, toilet leaking, swimming pool, construction in the area) however, Ms. Guerrero stated nothing out of the ordinary happened at her residence to cause that much water usage. Without any proof that she didn't use the water, and because it did pass through her meter, Commission advised her there was nothing they could do to adjust the sewer fees on her bill.

ORDINANCES / PUBLIC HEARINGS

Ordinance 2023-02 – 1st Reading – Water and Wastewater Rate Changes

Hatcher-Bolin read the ordinance by title only.

Minshew addressed the Commission and explained this ordinance is finalizing the rate presentation that was presented to Commission previously. Minshew stated sewer rates would remain at the annual 3% increase and water rates would keep the 3% plus an additional 5% increase for the next 4 years. After that, rates would go back to the normal rate schedule of CPI or 3% greater.

Cobb motioned to approve the ordinance, seconded by Albritton.

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

Motion carried.

Ordinance 2023-03 – 1st Reading – Future Land Use Map Amendment of 219 S 10th Ave

Hatcher-Bolin read the ordinance by title only.

Long addressed the Commission and explained a local ambulance company requested to lease this building however, the current zoning did not allow for a business to operate there. Long also stated the County owns this property and has a long-term goal to turn this area into an administrative complex which would also require a rezone.

Marisa Barmby – Central Florida Regional Planning Counsel

Barmby presented a staff report for this amendment ordinance, as well as the next rezoning ordinance.

Barmby stated the request is to change this property from residential to public/semi-public.

Cobb motioned to approve the ordinance, seconded by G. Smith.

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

Motion carried.

Ordinance 2023-04 – 1st Reading – Rezoning of 219 S 10th Ave

Hatcher-Bolin read the ordinance by title only.

Albritton motioned to approve the ordinance, seconded by G. Smith.

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

Motion carried.

CITY MANAGER/NON-CONSENT

Announce Power Cost Adjustment

Minshew presented the June power cost adjustment as 0.011, a decrease from the prior month and the tax-exempt portion as 0.03, the same as the prior month.

Proclamation 2023-02 First Responder Appreciation Day

Minshew addressed the Commission and presented the proclamation requested by Tim Staton.

Albritton motioned to approve the proclamation, seconded by Cobb.

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

Motion carried.

DEO Grant Extension – US 17 & Main Parking Lot

Newman addressed the Commission and explained the original term was for 24 months which would expire in August 2023. Newman stated that, because the project is still underway, an extension was applied for and granted through August 2024.

G. Smith motioned to approve the grant extension, seconded by Albritton.

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

Motion carried.

RFP 2023-01 Independent Audit Services Award Recommendation

Albritton motioned to approve the award, seconded by Cobb.

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

Surplus Vehicles

Ward addressed the Commission and presented 4 vehicles that were up for surplus as part of the City's vehicle replacement program.

G. Smith motioned to approve the surplus vehicles, seconded by Cobb.

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

Motion carried.

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

Cobb provided an update on upcoming Ridge League of Cities events, meetings and conference.

Minshew provided updates on several projects, upcoming grant opportunities and legislative appropriations.

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

Approval of Minutes from the June 5, 2023 Workshop and June 12, 2023 Meeting

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

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

Motion carried.

Kimley Horn Agreement Extension - Planning

Newman addressed the Board and explained this contract, as well as the contract for engineering services, expired in May 2023. Newman stated the terms of the contracts allowed for 2 (1) year extensions and the CRA would like to request the first extension of both agreements.

G. Smith motioned to approve the agreement extension, seconded by Cobb.

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

Motion carried.

Kimley Horn Agreement Extension - Engineering

Cobb motioned to approve the agreement extension, seconded by G. Smith.

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

Motion carried.

CRA RFP 2023-03 Crews Park Pavilion Award

Newman addressed the Board and presented an award recommendation for L. Cobb Construction for this project.

Cobb motioned to approve the award recommendation, seconded by Albritton.

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

Motion carried.

CRA RFP 2023-04 US 17 & Main Parking Lot Award

Newman addressed the Board and presented an award recommendation for Half Acre Construction for this project.

G. Smith motioned to approve the award recommendation, seconded by Albritton.

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

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.

Motion carried.

Proposed Millage Rate and Budget Hearing Dates Discussion

Minshew addressed the Commission, explaining the rollback rate calculated by the State was 5.2042 and the current millage rate used by the City was 5.5532. Minshew stated staying with the current rate would impose a tax increase to customers. She also explained that staff has balanced the budget using the rollback rate and would like to recommend moving forward with said rate. The rate announcement would be presented at the budget hearings which would be on September 11, 2023 for first hearing and September 25, 2023 for final hearing.

September Workshop Discussion – Labor Day

Commission agreed to cancel the September workshop due to Labor Day.

With no further business to discuss, Nadaskay adjourned the Commission Meeting at 7:19 p.m.

Mayor Richard K. Nadaskay, Jr.

City Clerk Stephanie Camacho