



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, May 12, 2025 at 6:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

CALL TO ORDER

Mayor Pro Tem R. Smith called the meeting to order.

ROLL CALL

PRESENT

Commissioner Anne Miller
Mayor Pro Tem Russell Smith
Commissioner Sherri Albritton
Commissioner Gary Smith

ABSENT

Mayor Keith Nadaskay

STAFF

Olivia Minshew, City Manager (virtual)
John Eason, Deputy City Manager
Sandee Braxton, Assistant City Manager (virtual)
Kristie Hatcher-Bolin, City Attorney
Ward Grimes, Director of Projects and Procurement
Ron Curtis, Chief of Police
Jessica Newman, CRA Director
Kyle Long, Community Development Director
Stephanie Camacho, City Clerk

APPROVAL OF AGENDA

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem R. Smith, Commissioner G. Smith

MINUTES FOR APPROVAL

1. Minutes for 4/7/2025 Commission Workshop and 4/14/2025 Commission Meeting

Recommended Action: Commission's Approval

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

Voting Yea: Commissioner Miller, Mayor Pro Tem R. Smith

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comment presented.

PRESENTATIONS

2. Quarterly Financial Update

Braxton presented the financial report to the Commission.

ORDINANCES / PUBLIC HEARINGS

3. 2025-04 FLU Map Amendment for Hardee County BOCC Property on US Highway 17 – Second Reading – Public Hearing

R. Smith opened the public hearing.

Mark Gilliard - 932 Heardbridge Rd

Gilliard expressed his concern about the type of facility proposed to be constructed on this property and feels a different location would be better suited for the potentially new corrections and mental health treatment facility. Gilliard also has concerns about the increased traffic this facility will bring to a residential area. Discussion was had at length amongst the Commission about whether or not public/semi public was the best use for the property. Some Commissioners expressed they would prefer to see this developed as commercial property, which would contribute revenue to the City's tax base.

Jessica Bailey - Sunrise Community

Bailey mentioned bringing an ADA park with ADA equipment. Bailey stated the group home struggles to find things to do for their clients with proper accessibility.

Hatcher-Bolin read the ordinance by title.

Miller asked what would happen with the status if the Commission voted against public/semi public.

Marisa Barmby - Central Florida Regional Planning Council

Barmby explained since the property was annexed into the City, it requires a City zoning status and that, per the City code, a jail is required to have Commission approval so it would have to come back before them if it got to that point.

Albritton stated she would like to see a presentation by the County of what they are proposing. Long said he could request a County representative to present to the Commission in June if the Commission would like to table the discussion.

A motion was made by Commissioner Albritton to table ordinance 2025-04 until the June 9, 2025 meeting. This motion was seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem R. Smith, Commissioner G. Smith

4. 2025-05 Zoning Amendment for Hardee County BOCC Property on US Highway 17 – Second Reading – Public Hearing

R. Smith opened the public hearing. No additional public comments were presented. R. Smith closed the public hearing.

Hatcher-Bolin read the ordinance by title.

A motion was made by Commissioner Miller to table ordinance 2025-05 until the June 9, 2025 meeting. This motion was seconded by Commissioner G. Smith.

Voting Yea: Mayor Pro Tem R. Smith, Commissioner Albritton

5. 2025-06 Fencing Text Amendment – Second Reading – Public Hearing

R. Smith opened the public hearing. No public comments were presented. R. Smith closed the public hearing.

Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

Voting Yea: Commissioner Miller, Mayor Pro Tem R. Smith

CITY MANAGER / NON-CONSENT

6. Power Cost Adjustment

Minshaw presented the April power cost adjustment.

CONSENT AGENDA

7. AMI Contract - Core & Main

Eason noted the addition of pricing and the advance payment for 10 years of NAS/SAS.

8. ITB 25-01 Tennessee Street Roadway Improvements

9. ITB 25-02 Alabama Street Roadway Improvements

Recommended Action: Commission's Approval on items 7-9

Motion to approve items 7-9 made by Commissioner Miller, Seconded by Commissioner Albritton.

Voting Yea: Mayor Pro Tem R. Smith, Commissioner G. Smith

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

Reports given.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

R.Smith recessed the City Commission meeting and convened the CRA Board meeting.

CRA AGENDA

10. Approval of Minutes for 4/7/2025 CRA Workshop, and 4/14/2025 CRA Meeting

Recommended Action: Board's Approval

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.

Voting Yea: Commissioner Miller, Mayor Pro Tem R. Smith

11. CRA Project Updates

Newman shared updates on current and upcoming CRA projects.

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

R. Smith adjourned the CRA Board meeting and reconvened the City Commission meeting.

12. Approval of CRA Board Actions

Recommended Action: Commission's Approval

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem R. Smith, Commissioner G. Smith

ADJOURNMENT

With no further business to discuss, R. Smith adjourned the meeting at 7:46 p.m.

Richard K. Nadaskay, Mayor

Stephanie Camacho, City Clerk