



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, July 07, 2025 at 5:00 PM

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

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Nadaskay called the workshop to order at 5:00 pm.

ROLL CALL

PRESENT

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

STAFF PRESENT

City Manager Olivia Minshew
Deputy City Manager John Eason
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
CRA Director Jessica Newman
Director of Projects and Procurement Ward Grimes
Community Development Director Kyle Long
Chief of Police Ron Curtis

OPEN COMMISSION WORKSHOP

Nadaskay opened the Commission workshop.

1. ITN 25-01 Self Insured Pools Bid Recommendation

Minshew presented the recommendation to award the bid to Public Risk Management (PRM). Minshew provided a breakdown of recommended benefit options, selected by the Insurance Review Committee. Minshew also stated the City wished to cease the current agreement with Acentria as the City's agent of record.

Paul Hebert - World Risk Management
Hebert was present to answer any questions from the Commission.

2. Hardee County BOCC - US Highway 17 Property Development

County Manager Terry Atchley - Hardee County BOCC
Atchley addressed the Commission and explained the purpose of purchasing the

property on Highway 17 was to relocate the Sheriff's Office administrative building and jail complex due to the age, location, and poor condition of its current facility. Atchley stated a conceptual drawing had circulated with the community however, nothing had been finalized yet and the County planned to go through the PUD process which would be brought back to the Commission. Atchley stated the sheriff's office and jail was already fully funded.

Albritton inquired about additional funding for other facilities at this location. Atchley stated a crisis stabilization unit was in consideration, which would also require a PUD process with Commission approval.

A representative from Tri-County Human Services was present and answered questions from the Commission. Discussion revealed this would be a residential facility. Albritton asked what would happen when the residents were released and it was explained that they would have an agreement with the sheriff's office to make an attempt to take the people back to their last known address.

Another concern from the Commission was that the property along Highway 17 would not be available for commercial properties if they were all designated as public/semi-public. Atchley explained the frontage was limited due to the large retention pond and there was discussion with FDOT about relocating that pond however, the County would have to come up with another \$5,000,000-\$6,000,000 in order to do that.

The issue of additional traffic was also mentioned, as well as the impact a jail and crisis stabilization unit may have in that area. The question was asked if this project would be better located near the hospital.

Denise Grimsley - The Development Group / Hardee County IDA/EDA
Grimsley explained the State requirements that must be met before a patient could be released from the facility.

Atchley added that the CSU was also fully funded.

Atchley also explained the County was interested in keeping the portion of the property along Heardbridge Rd as residential zoning to allow for apartments to be built in order to provide housing for law enforcement personnel.

Mark Gilliard - 932 Heardbridge Rd

Gilliard shared his concern of zoning the property public/semi-public and not having control over certain facilities being implemented, as well as the additional traffic that would be added to Heardbridge Rd. Gilliard stated he didn't feel like this project goes along with The Development Group's Building A Vibrant Community study or with the vision of the City.

Sheriff Vent Crawford - Hardee County Sheriff's Office

Crawford was also present and answer questions from the Commission.

3. Fund Balance Request for Tennessee & Alabama Paving Projects

Minshew stated the City had recently went out to bid for repaving Tennessee and Alabama streets. Minshew explained the bids came back and the City was still in need of approximately \$120,000 to cover the lack of grant funds for these projects. Minshew provided the option to use the dollars from the fund balance in order to complete both projects.

4. ITB 25-01 Award Recommendation

5. ITB 25-02 Award Recommendation

Long presented items 4 and 5, recommending to award both projects to Cobb Site Development.

6. RFQ 25-01 CEI Services - Alabama Street Resurfacing Project

7. RFQ 25-02 CEI Services - Tennessee Street Resurfacing Project

Long presented the bid documents for items 6 and 7.

8. School Zone Side Road Flashing Lights

9. Ordinance 2025-11 Annexation of 572 Stenstrom Rd

Long presented the ordinance to the Commission explaining this property was split into two separate parcels, one in City jurisdiction and the other in County jurisdiction. Long stated the property owner was requesting to annex the County parcel into the City in order to combine the two parcels under one parcel ID.

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

No report.

CLOSE COMMISSION WORKSHOP

Nadaskay closed the Commission workshop.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop.

10. Florida Voluntary Cleanup Tax Credits Agreement

Newman presented the agreement to the Board.

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 6:49 pm.