



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Wednesday, September 03, 2025 at 5:30 PM

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

www.cityofwauchula.gov

CALL TO ORDER

Nadaskay called the workshop to order at 5:38 pm.

ROLL CALL

PRESENT

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

ABSENT Commissioner Gary Smith

STAFF PRESENT

City Manager Olivia Minshew
Deputy City Manager John Eason
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Melodie Kincaid
Lieutenant Rob Ehrenkaufner
Director of Projects and Procurement Ward Grimes
Community Development Director Kyle Long
CRA Director Jessica Newman
City Attorney Kristie Hatcher-Bolin (via Zoom)

OPEN COMMISSION WORKSHOP

1. Discussion regarding Signs in the Cemetery – Grief Share from FBC

David Royal - First Baptist Church

Royal shared information about the church's grief share group and requested special approval to post grief share signs within the cemetery.

The Commission discussed their concerns, with guidance from Hatcher-Bolin. Hatcher-Bolin discussed that the current code did not allow signs in the cemetery. She explained the Commission could make the exception to allow the signs however, they would then open to expectation that all other signs of similar nature would be allowed as well.

2. RFP 25-01 Award Recommendation

Grimes addressed the Commission and presented the recommendation to award the bid to Achieve and Shine Learning Center.

Erica Stewart - 906 Louisiana St Wauchula

Stewart shared some of her ideas for future use of the building and shared the current school had outgrown their building so they were in need of additional space.

3. Ordinance 2025-07 FLU Map Amendment for School Board Property

Jennifer Codo-Salsbury - Central Florida Regional Planning Center

Codo-Salsbury presented items 3 and 4 together.

Codo-Salsbury shared a presentation with the Commission for the proposed amendments. Codo-Salsbury stated the current use and zoning were public/semi-public and the applicant was requesting to change those to commercial status.

4. Ordinance 2025-08 Rezone for school zone property

5. Ordinance 2025-12 FLU designation for 572 Stenstrom Rd

Jennifer Codo-Salsbury - Central Florida Regional Planning Center

Codo-Salsbury presented items 5 and 6 together.

Codo-Salsbury shared a presentation with the Commission for the proposed amendments for the recently annexed property in order to assign City designations.

6. Ordinance 2025-13 Rezone 572 Stenstrom Rd

7. Wauchula EAR Affidavit

Jennifer Codo-Salsbury - Central Florida Regional Planning Center

Codo-Salsbury explained the Affidavit is required by Florida Statutes for all community workshops, etc.

8. 2025-2026 SRO Agreement

Ehrenkauf presented the annual agreement to the Commission, noting the proposed pay changes for the school resource officer.

9. EDA Grant for Heardbridge Rd Watermain Loop

Minshew presented the grant to the Commission for the watermain extension project on Heardbridge Rd. Minshew stated this grant would fund the design portion of the project.

10. Surplus Vehicles

Grimes addressed the Commission, requesting approval to surplus a 2016 Freightliner bucket truck that had already been replaced.

11. Set the Date and Time for Trick-or-Treating

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

Reports given.

CLOSE COMMISSION WORKSHOP

Nadaskay adjourned the Commission workshop.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop.

12. CRA Master Redevelopment Plan

Newman addressed the Board and explained it was time to update the CRA Master Redevelopment Plan.

Kelley Klepper & Kayla Goldsmith - Kimley Horn

Klepper addressed the Board and explained what types of input they were looking for in order to update the plan. The Board shared some ideas.

REMINDERS

Sept 8, 2025 - Commission Meeting @ 6pm

September 22, 2025 - Final Budget hearing 5:05pm

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 7:07 pm.