



## **CITY COMMISSION AND CRA BOARD MEETING MINUTES**

**Monday, August 10, 2026 at 6:00 PM**

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

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

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### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CALL TO ORDER**

Nadaskay called the meeting to order at 6:00 pm.

### **ROLL CALL**

#### **PRESENT**

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

#### **ABSENT**

Commissioner Sherri Albritton

#### **STAFF PRESENT**

City Manager Olivia Minshew  
Assistant City Manager Sandee Braxton  
City Clerk Stephanie Camacho  
Public Works Director Ward Grimes  
Development & Utilities Director Kyle Long  
CRA Director Jessica Newman  
Chief of Police Ron Curtis  
City Attorney Kristie Hatcher-Bolin

### **APPROVAL OF AGENDA**

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

### **MINUTES FOR APPROVAL**

1. Minutes for 7/6/2026 Budget Workshop, 7/6/2026 Commission Workshop and 7/13/2026 Commission Meeting

Recommended Action: Commission's Approval

Motion made by Mayor Pro Tem Smith, Seconded by Commissioner Smith.

Voting Yea: Commissioner Miller, Mayor Nadaskay

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

None presented.

## **ORDINANCES / PUBLIC HEARINGS**

2. Ordinance 2026-12 Amending Chapter 4 of the Code - Animal Control - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Motion made by Mayor Pro Tem Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Nadaskay, Commissioner Smith

## **CITY MANAGER / NON-CONSENT**

3. Power Cost Adjustment

Minshew announced the July power cost adjustment.

4. DCCM Master Consulting Agreement - RFQ 26-01 Professional Engineering Services for Wastewater System Project

Recommended Action: Commission's Approval

Long presented the contract, explaining it was not part of the original bid document.

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

5. Resolution 2026-15 FAA Grant Agreement for Fuel Farm Generator

Recommended Action: Commission's Approval

Grimes presented the resolution to authorize the City Manager to execute the FAA agreement for the generator portion of the project.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

6. 2026-2027 SRO Agreement

Recommended Action: Commission's Approval

Minshew stated this item was presented during the workshop and it was requested to add this to the non-consent agenda due to Commissioner Albritton needing to abstain from voting on it however, Commissioner Albritton was absent for this meeting.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

## **CONSENT AGENDA**

7. PREPAC License Agreement
8. Interlocal Agreement for Use of Animal Shelter
9. PRR Amendment re Drug-Free Workplace
10. Policy Manual for Federal Rewards
11. Interlocal Agreement for Hardee County Recreation Complex

Recommended Action: Commission's Approval on Items 7-11

Minshew noted item #10 should be listed as Policy Manual for Federal Awards.

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

## **CITY ATTORNEY REPORTS**

No report.

## **CITY MANAGER REPORT**

Report given.

## **CITY COMMISSIONER REPORTS**

No report.

## **RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING**

Nadaskay recessed the City Commission meeting and convened the CRA Board meeting.

## **CRA AGENDA**

### **12. Approval of Minutes for 7/13/2026 CRA Meeting**

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

### **13. CRA Master Redevelopment Plan Update**

Kelley Klepper with Kimley Horn presented the 2026 Wauchula CRA Master Redevelopment Plan.

The presentation included demographic & community profile; strategic CRA goals; recent investment achievements; changes in assessed values; TIF revenue growth projection; and key strategic catalyst sites.

Klepper and Newman answered questions from the Board. Newman stated she was looking for input and would bring the Plan back in September.

### **14. CRA RFQ 26-02 Construction Manager at Risk Award Recommendation**

Recommended Action: Board's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

### **15. Construction Manager at Risk (CMAR) Services Contract**

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

### **16. Skyline Commercial Systems Contract**

Recommended Action: Board's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

### **17. Revitalization Grant Cycle Opening**

Recommended Action: Board's Approval

Newman addressed the Board, requesting approval to open another grant cycle from August 11-September 29, 2026.

Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.

Voting Yea: Mayor Nadaskay, Commissioner Smith

## **ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING**

Nadaskay adjourned the CRA Board meeting and reconvened the City Commission meeting.

### **18. Approval of CRA Board Actions**

Recommended Action: Commission's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Smith.  
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

**REMINDERS**

**ADJOURNMENT**

With no further business to discuss, Nadaskay adjourned the meeting at 6:57 pm.