



## **MARCH 10, 2025 CITY COMMISSION MEETING MINUTES**

**Monday, March 10, 2025 at 6:00 PM**

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

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

---

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CALL TO ORDER**

### **ROLL CALL**

EnterTextHere

### **PRESENT**

Mayor Pro Tem Russell Smith

Mayor Keith Nadaskay

Commissioner Sherri Albritton

Commissioner Gary Smith

### **ABSENT**

Commissioner Anne Miller

### **STAFF PRESENT**

Olivia Minshew, City Manager

John Eason, Deputy City Manager

Sandee Braxton, Assistant City Manager

Kristie Hatcher-Bolin, City Attorney

Jessica Newman, CRA Director

Kyle Long, Community Development Director

Ward Grimes, Director of Project Management and Procurement

Brandon Ball, Chief of Police

Stephanie Camacho, City Clerk

### **APPROVAL OF AGENDA**

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

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

### **MINUTES FOR APPROVAL**

1. Minutes for 2/3/2025 Commission Workshop and 2/10/2025 Commission Meeting

*Recommended Action: Commission's Approval*

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

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

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

None presented.

## **PRESENTATIONS**

### **2. Proclamation 2025-01 Bubbles' Day**

*Recommended Action: Commission's Approval*

Diane Beatty, Development Director | Center for Great Apes  
Beatty presented the proclamation to the Commission.

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

### **3. City of Wauchula Cemetery Discussion**

At the request of Commissioner Albritton, Minshew presented information regarding the City's cemetery. Minshew stated all lots were sold and the City had collected approximately \$35,000 in payments this year. Minshew also noted the City spent approximately \$240,000 in maintenance on the cemetery this year. Minshew shared some data from research done by City staff regarding other cemeteries within Hardee County.

There were public comments from Hardee County residents Greg Shackelford and Hollis Albritton who stated they felt this was a countywide problem and suggested reaching out to funeral homes or looking into a grant or donation of land.

It was commented that there were not a lot of options to purchase vacant land within the City limits. The idea was mentioned to discuss the issue with the County manager to see if there was anything they could do.

## **ORDINANCES / PUBLIC HEARINGS**

### **4. Ordinance 2025-01 Hearing Procedures Regarding Dangerous Dogs - Second Reading - Public Hearing**

*Recommended Action: Commission's Approval*

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing. Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

### **5. Ordinance 2025-02 Solid Waste Rate Changes - Second Reading - Public Hearing**

*Recommended Action: Commission's Approval*

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing. Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

### **6. Ordinance 2025-03 Annexation of 0 US Highway 17 North - Second Reading - Public Hearing**

*Recommended Action: Commission's Approval*

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing. Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

## **RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING**

Nadaskay recessed the City Commission meeting and convened the General Pension Board meeting

### **GENERAL PENSION BOARD AGENDA**

7. Approval of Minutes for 12/9/2024 General Pension Board Meeting

*Recommended Action: Board's Approval*

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

8. Quarterly Pension Report

*Recommended Action: Board's Approval*

Braxton presented the quarterly report to the Board.

Motion made by Commissioner G. Smith, Seconded by Mayor Pro Tem R. Smith.  
Voting Yea: Mayor Nadaskay, Commissioner Albritton

### **ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING**

Nadaskay adjourned the General Pension Board meeting and reconvened the City Commission meeting.

9. Approval of General Pension Board's Actions

*Recommended Action: Commission's Approval*

Motion made by Mayor Pro Tem R. Smith, Seconded by Commissioner Albritton.  
Voting Yea: Mayor Nadaskay, Commissioner G. Smith

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

10. Power Cost Adjustment

Minschew presented the February power cost adjustment.

### **CONSENT AGENDA**

11. Appointing Commissioner Anne Miller to the CFRPC Board
12. Swine & Wine Special Event Application
13. Resolution 2025-05 FDOT PTGA Wauchula Municipal Airport Rotating Beacon and Tower Project
14. Resolution 2025-06 Right of Way Vacation
15. Surplus Equipment

*Recommended Action: Commission's Approval on items 11-15*

Rene Sanow - 302 Azalea Hill Rd

Sanow addressed the Commission and expressed her concerns regarding Resolution 2025-06. Sanow stated this right-of-way was adjacent to her property and she felt this was already a high traffic and high crime area. Sanow was concerned that a high density development would only add to those issues. Sanow stated she would prefer to see a recreational park there instead.

Hatcher-Bolin stated the development itself was a separate issue and explained the contingency that the vacation only happens if a new plat is approved and recorded.

The developer, Sergio Jimenez, was present and said he would take the concerns into consideration.

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. 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**

16. Approval of Minutes for 2/3/2025 CRA Workshop, and 2/10/2025 CRA Meeting

*Recommended Action: Board's Approval*

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

17. CRA RFP 24-05 Bid Award Recommendation

*Recommended Action: Board's Approval*

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

18. In-Fill Housing Funds

*Recommended Action: Board's Approval*

Amended motion to approve the use of in-fill housing funds to assist with future in-fill housing development on the Farr Grove property, specifically for the purposes of extending utilities and sidewalks to the area.

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

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

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

19. Approval of CRA Board Actions

*Recommended Action: Commission's Approval*

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.  
Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

#### **REMINDERS**

April 7, 2025 City Commission Workshop at 5:00 pm

April 14, 2025 City Commission Meeting at 6:00 pm

#### **ADJOURNMENT**

With no further business to discuss, Nadaskay adjourned the City Commission meeting at 7:02 p.m.