



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, December 08, 2025 at 6:00 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 meeting to order at 6:00 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
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Melodie Kincaid
Chief of Police Ron Curtis
CRA Director Jessica Newman
Director of Project Management and Procurement Ward Grimes
Community Development Director Kyle Long
City Attorney Kristie Hatcher-Bolin

APPROVAL OF AGENDA

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

MINUTES FOR APPROVAL

1. Minutes for 11/6/2025 Ethics Workshop and 11/10/2025 Commission Meeting

Recommended Action: Commission's Approval

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

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

PRESENTATIONS

2. Swearing In - WPD Officer Ethan Enderlin

Curtis presented the newest addition to Wauchula Police Department, Patrol Officer Ethan Enderlin. Enderlin took his official oath of office and was sworn in.

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2025-16 CIE Update - 1st Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

4. Ordinance 2025-18 Certified Recovery Centers - 1st Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Marisa Barmby - Central Florida Regional Planning Council

Barmby addressed the Commission, explaining SB 954 and the requirement to adopt the language in this ordinance. Barmby stated staff was proposing to add a section for the development approval process.

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

Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner Smith

5. Ordinance 2025-19 Condo Inspections - 1st Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

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

GENERAL PENSION BOARD AGENDA

6. Minutes for 9/8/2025 General Pension Board Meeting

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Albritton.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

7. Pension Summary Plan Description

Recommended Action: Board's Approval

Braxton presented the summary plan description, explaining no changes had been made since the last approval.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

8. Detailed Accounting Report for FY 2024-2025

Recommended Action: Board's Approval

Braxton presented the detailed accounting report, showing actual expenses to the pension funds for fiscal year 2024-2025.

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

9. Approve Quarterly Financial Report

Recommended Action: Board's Approval

Braxton presented the quarterly financial report.

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

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

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

10. Approval of General Pension Board Actions

Recommended Action: Commission's Approval

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

CITY MANAGER / NON-CONSENT

11. Power Cost Adjustment

Minschew presented the November power cost adjustment.

CONSENT AGENDA

12. Chamber of Commerce Lease Extension

13. Historic Preservation Board Appointment - Kaitlyn Shaw

14. Planning & Zoning Board Member Removal - Wayne Johnson

15. Airport Advisory Board Members: Remove - Ward Grimes / Appoint - Denise Grimsley & Michael Thompson

16. Board Members & Committees Updates

17. Resolution 2025-19 FDOT Construction Agreement for Hogan St

18. Resolution 2025-22 Hardened Public Safety Facility Grant

Recommended Action: Commission's Approval on Items 12-18

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

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

19. Minutes for 11/10/2025 CRA Meeting

Recommended Action: Board's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

20. Tax Increment Financing (TIF) Program

Recommended Action: Board's Approval

Newman presented the program document, explaining edits made from discussion at the December workshop.

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

21. 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, Commissioner Albritton

22. Years of Service Awards

Minshew shared a slide to recognize employees reaching milestone employment anniversaries in 2025.

23. 2024-2025 Annual Report

Minshew presented the annual report to the Commission.

REMINDERS

ADJOURNMENT

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