



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

**Monday, April 14, 2025 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**

### **ROLL CALL**

#### **PRESENT**

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

#### **STAFF**

Olivia Minshew, City Manager  
John Eason, Deputy City Manager  
Sandee Braxton, Assistant City Manager  
Raina Bergens, Code Enforcement Officer  
Kyle Long, Community Development Director  
Jessica Newman, CRA Director  
Rene Benavidez, Wauchula Police Department  
Kristie Hatcher-Bolin, City Attorney  
Stephanie Camacho, City Clerk

### **APPROVAL OF AGENDA**

Amended agenda

Albritton request to pull item 12 (Sign Permit Application - 915 N 6th Ave) from the consent agenda and add it to the non-consent agenda.

Nadaskay requested to move the CRA Board meeting up before the Commission meeting.

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

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

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

### **CRA AGENDA**

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

Recommended Action: Board's Approval

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

2. CRA RFQ 25-01 Award Recommendation

Recommended Action: Board's Approval

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

3. CRA RFQ 25-02 Award Recommendation

Recommended Action: Board's Approval

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

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

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

4. Approval of CRA Board Actions

Recommended Action: Commission's Approval

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

**MINUTES FOR APPROVAL**

5. Minutes for 3/3/2025 Commission Workshop and 3/10/2025 Commission Meeting

Recommended Action: Commission's Approval

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

**PUBLIC COMMENT / NON-AGENDA ITEMS**

None presented.

**PRESENTATIONS**

6. Proclamation 2025-02 National Public Safety Telecommunicator Week

Recommended Action: Commission's Approval

Christian Napier and Samantha Sockalosky, Hardee County Sheriff's Office  
Napier and Sockalosky presented the proclamation to the Commission.

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

7. Proclamation 2025-03 Water Conservation Month

Recommended Action: Commission's Approval

Minshew presented the proclamation to the Commission on behalf of Southwest  
Florida Water Management District.

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

8. Proclamation 2025-04 National Day of Prayer

Recommended Action: Commission's Approval

Minshew presented the proclamation to the Commission on behalf of Pastor Wendell  
Smith.

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

## **ORDINANCES / PUBLIC HEARINGS**

9. Ordinance 2025-04 Future Land Use Map Amendment for Hardee County BOCC Property on US Highway 17

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

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

Mark Gilliard, 932 Heardbridge Rd

Mr. Gilliard shared his concerns about the potential construction of a new Sheriff's Office Administrative Complex and treatment facility at this location. Gilliard felt this type of facility would be better located near the hospital.

Staff explained the complex is still conceptual and the City had not received any official site plans at this time. Staff also explained any construction of this type would have to come before the Commission for approval.

10. Ordinance 2025-05 Zoning Amendment for Hardee County BOCC for Property on US Highway 17

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

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

R. Smith asked what other zoning options there were for this property if the Commission chose not to zone as public, semi-public.

Marisa Barmby with Central Florida Regional Planning Council explained the property would have to be zoned public, semi-public because it was owned by Hardee County BOCC, a public entity.

11. Ordinance 2025-06 Fencing Text Amendment

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

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

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

12. Power Cost Adjustment

Minshew presented the March power cost adjustment.

13. Foreclosure - 126 E Townsend St

Recommended Action: Commission's Approval

For items 9 and 10, Bergens updated the Commission, stating she went out on April 11, 2025, accompanied by Long and the Hardee County Building Official and the property was not in compliance.

Reference item 9, Bergens stated the Building Official confirmed a permit was required for work but not pulled and some work still needed to be completed.

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

14. Foreclosure - 121 W Main St

Recommended Action: Commission's Approval

Reference item 10, Bergens stated the contractor had repair plans available for review and work was in progress but not yet in compliance.

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

Andrea Milheizler provided an update stating the pressure washing was complete, as well as repairing the corner of the building. She estimated another month or so before the work was complete and asked what steps to take when the property is in compliance. Hatcher-Bolin advised her to contact Bergens for an inspection. Milheizler also noted for item 9 the property was expected to be demoed in the near future.

15. Resolution 2025-08 FDOT PTGA Wauchula Municipal Airport Fuel Farm Project

Recommended Action: Commission's Approval

Eason presented the resolution to enter into a grant agreement with FDOT for up to \$100,000 reimbursement for the design, bid and construction of the Wauchula Municipal Airport Fuel Farm Project.

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

16. Sign Permit Application - 915 N 6th Ave

Albritton asked about the sign being electronic and Long explained the allowance for electronic messages in the code. Albritton was concerned about the visual appearance this billboard would have in the proposed location immediately entering the City. Hatcher-Bolin explained the code allowed for this sign and that the City may want to consider revising their code if they want to make changes to that section. Lengthy discussion was had regarding this topic.

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

## **CONSENT AGENDA**

17. Forbearance Agreement - 212 Louisiana St

18. Resolution 2025-07 Variance for 314 S 10th Ave

19. ITN 25-01 Employee Medical Self-Funded Pools

20. Special Event Application - Hometown Happy Hour

Recommended Action: Commission's Approval on items 12-16

Items 13-16

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

## **CITY ATTORNEY REPORTS**

No report.

## **CITY MANAGER REPORT**

Reports given.

21. Strategic Plan Dashboard

Minshew presented the strategic plan updates to the Commission.

**CITY COMMISSIONER REPORTS**

No report.

**REMINDERS**

22. April 18, 2025 City offices closed in observance of Good Friday

May 5, 2025 City Commission Workshop at 5:00 pm

May 12, 2025 City Commission Meeting at 6:00 pm

**ADJOURNMENT**

With no further business to discuss, Nadaskay adjourned the meeting at 7:21 pm.