



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, June 08, 2026 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

Mayor Nadaskay called meeting to order @ 6:01pm

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
Santee Braxton, Finance Director-Assistant City Manager
Melodie D. Kincaid, Deputy City Clerk
Ward Grimes, Director of Project Management and Procurement
Jessica Newman, CRA Director
Kyle Long, Community Development Director
Mr. Braddock, Director of Support Services & Internal Auditing
Ron Curtis, City of Wauchula Chief of Police
Kristie Hatcher-Bolin, City Attorney

APPROVAL OF AGENDA

Approval of Agenda as presented

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

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

MINUTES FOR APPROVAL

1. Minutes for 5/4/2026 Commission Workshop and 5/11/2026 Commission Meeting
Recommended Action: Commission's Approval

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

PUBLIC COMMENT / NON-AGENDA ITEMS

None at this time

PRESENTATIONS

2. Proposed Constitutional Amendment - Kathy Crawford, Hardee County Property Appraiser

Kathy Crawford of Hardee County Property Appraiser
presented Florida Legislature passes historic \$250k increased from \$50k property tax
assessment

Exemption - the Amendment Benefits were read

Crawford discussed where the impacts will be, who qualifies, etc.

She read the constitutional amendment that will take effect Jan 1, 2027

The exemption applies to Non-school levies only, school board ad valorem taxes are
not affected.

There are 2 categories of "residents" - Longtime Florida Residents and New Florida
residents

Restrictions on the uses of Ad Valorem Tax, The amendment required cities and
counties to use property tax revenue for these critical functions; Public Safety,
Education, Infrastructure, Government Operations

Small Businesses, limiting assessment increases, current law is 10%, new amendment
assessment capped at 5% annually beginning Jan 1, 2027

Measure will appear on the ballot Nov 2026

Presented 2025 Taxable Value, Homestead Value/Non-Homestead Real Property and
Tangible

Crawford spoke on some standard Q & A's

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-10 PUD for Sheriff's Office Complex & Detention Facility - First
Reading

Recommended Action: Commission's Discretion

City Attorney Kristie Hatcher-Bolin read ordinance 2026-10 as directed by title only

Marissa w/ CRFPC provided presentation for app package to finalize and update
ordinance,

Applicant Hardee Co Board of County Commissioners -Public hearing Item is Existing
Zoning; County Gen Commercial (C-2) and County Agriculture (A-1), proposed zoning;
Planned Unit Development (PUD) and Agriculture (A-1) shared Existing Future Land
Use and Zone proposal. Provided Surrounding Uses for parcels around subject
land. Went over details of master development plan. Read over the PUD Conditions

Lunz group provided answers to the boards concerns
Sheriff Vent Crawford and Roberts were present on behalf of Hardee Co S/O
Albritton questioned about the walk path around pond, a rep w/ Lunz Group provided information regarding her concerns
Marissa read over conditions

Marissa provided Landscape Standards and Buffer Requirements

Miller has concerns about landscaping and lighting
Marissa went over Public Facilities and Service Analysis. to be reviewed and voted on by Planning and Zoning Board Meeting Monday June 15, 2026

The Following conditions were asked to be approved by Commission
Condition 4 – 50% recreation shall not be provided
Condition 6(C) - Eastern boundary Buffer Yard D, 30' wide with 8 tree and 12 shrubs per 100
Condition 7 – opaque fence shall be 12-20' tall and will allow razor wire
Condition 12 – Lighting will be minimized to the greatest extent possible to limit impacts on surround properties.

Motion made by Albritton to accept 1st reading ordinance and conditions as presented above 4,6c,7,12

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

Public Comments

Mark Gilliard - 932 Heard bridge Rd

Public Comments/Concern - specific about lighting/buffer

Vent Crawford, Hardee County Sheriff and resident of E. Summit Drive, Wauchula Spoke on his thoughts regarding this plan/project

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

GENERAL PENSION BOARD AGENDA

4. Approval of Minutes for 4/13/2026 General Pension Board Meeting

Recommended Action: Board's Approval

Approval of Minutes for 4/13/2026 General Pension Board Meeting

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

5. Ordinance 2026-11 Cost of Living Adjustment for Retirees - First Reading

Recommended Action: Board's Discretion

City Attorney Kristie Hatcher-Bolin Read Ordinance by title only 2026-11 as directed

Sandee/City of Wauchula presented information on First Reading Ordinance 2026-11

Final will be on 2nd reading

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

6. Pension Quarterly Financial Update

Recommended Action: Board's Approval

Sandee/Finance Director City of Wauchula presented information and details on update

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

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

7. Approve Expected Rate of Return of Pension Fund

Recommended Action: Board's Approval

Sandee/Finance Director

7% for many years, changed to 6.75% last year and requesting same again this year.
Rate of Return

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

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

8. Accept General Pension and OPEB Valuations

Recommended Action: Board's Approval

Sandee provided summary of reports

Gen Pen Valuation Chart back from 2021 to present

employer contribution is decreasing from 9.34% to 3.64 min %

Sandee went over Annual Investment Returns

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

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

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

9. Approval of General Pension Board Actions

Recommended Action: Commission's Approval

Gen Pen actions were approved

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

CITY MANAGER / NON-CONSENT

10. Power Cost Adjustment

City Manager Olivia Minshew read PCA

11. Consideration re Flooring at the Train Depot

Recommended Action: Commission's Discretion

Kristen Chapman - President of Chamber to discuss proposed flooring for Train Depot

Albritton votes to keep existing floor and fix what needs to be fixed.

Motion to approve by Russell

2nd by Smith

Likes the smooth image

Nadaskay doesn't like what Russell and Smith agreed on

Voting on smooth

Miller, no

SMith yes

nadaskay no

gary smith yes

albritton no

Did not pass

Albritton motioned to move this to July and get more discussion from Historic Office

2nd - No second

Miller motioned to approve the image with clean surface with mild lines

2nd - No second

Gary Smith

made a motion to go with first image

2nd by Russell smith

Miller - yes

Russell Smith yes -

Nadaskay - no

Albritton - no

Gary Smith - yes

Agreed and passed on the first image

12. Orange Data - Service Agreement for Lien Search

Recommended Action: Commission's Discretion

Mayor recessed meeting for 5 mins

Participant online - Jones with Orange Data

City Manager Minshew provided details and information on this item

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

13. ITB 26-01 Award Recommendation

Recommended Action: Commission's Discretion

Eason -

ITB 26-01 - Hanger at Airport - E O KOCH

Mayor can not vote due to conflict due to Brother

Mayor will abstain from voting

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

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

Commissioner Smith
Voting Abstaining: Mayor Nadaskay

14. ITB 26-04 Southwest Area Elevated Tower and Water Line Project

Recommended Action: Commission's Discretion

ITB 26-04

Eason - Grant for SW Tower Project

Obtain lease agreement - agreed 25 yrs @ 10/yr

Council reviewed, made red line changed
consulting engineer has document

then ready to go out to bid

Lead engineer is currently not available, they want him to be present
Approve to provide BID docs

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

CONSENT AGENDA

15. RFI 26-01 Potential Sites for Senior Center

16. ITB 26-02 Award Recommendation

17. Resolution 2026-12 Wauchula Deepwell Potable Water and Fire Safety Improvements

18. Schedule the Budget Workshop for July 6, 2026 at 4:00 pm

19. Cancel September Workshop - Labor Day

Recommended Action: Commission's Approval on Items 15-19

Motion was made to approve consent agenda as presented

Miller has questions about where overage funds will come from? City Manager
Minshew responded on this. Also, on Item 16 in consent agenda - Sandee Braxton
spoke to clarify

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

CITY ATTORNEY REPORTS

None at this time

CITY MANAGER REPORT

City Manager Minshew discussed Paddle Saddle on order for Oak St Park and other information
for Pickleball court

Provided info on Algae alert, legislative breakfast and election

Mayor Nadaskay provided more details on the purpose of the Paddle Saddle

CITY COMMISSIONER REPORTS

None at this time

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

CRA AGENDA

20. Approval of Minutes for 5/4/2026 CRA Workshop, and 5/11/2026 CRA Meeting

Recommended Action: Board's Approval

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

21. CRA RFQ 26-02 Construction Manager at Risk Services

Recommended Action: Board's Discretion

Life safety phase of auditorium renovations
Jessica / CRA - pushed deadline to August

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

22. CRA RFP 26-02 Permanent Outdoor Sound System

Recommended Action: Board's Approval

Same/No changes

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

23. Acknowledgement of Using CRA Funds for Hogan St Extension Project (Up to \$100,000.00)

Recommended Action: Board's Approval

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

24. Approval of CRA Board Actions

Recommended Action: Commission's Approval

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

REMINDERS

Mayor spoke on Reminders

ADJOURNMENT

Mayor Nadaskay adjourned meeting @ 925pm