CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, October 05, 2026 at 5:00 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 workshop to order at 5:00 pm.

ROLL CALL

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

STAFF PRESENT
Development & Utilities Director Kyle Long
Code Enforcement Officer Raina Bergens
Public Works Director Ward Grimes
CRA Director Jessica Newman
Deputy City Clerk Kelly Dugan
Assistant City Manager Sandee Braxton
City Manager Olivia Minshew
City Clerk Stephanie Camacho
Police Chief Ron Curtis
City Attorney Kristie Hatcher-Bolin

OPEN COMMISSION WORKSHOP

1. Code Enforcement Updates

   Bergens reviewed the code enforcement cases opened and closed for fiscal year 2025-2026.

2. Gardens at Midtown Bond and Maintenance Agreement

   Krystin Chapman - The Development Group
   Chapman addressed the Commission and explained that The Development Group submitted a maintenance agreement and performance bond to ensure completion of the required infrastructure improvements. Chapman stated approval would allow the townhome portion of the project to move forward while construction continues. Chapman also stated that construction of the first four townhomes is expected to begin

following bond approval and property closing, with completion anticipated within a year.

Long confirmed that public parking will be available and that each townhome will have two designated private parking spaces.

3. Ordinance 2026-13 EAR Based Text Amendments

   Marisa Barmby - Central Florida Regional Planning Council

   Barmby provided a powerpoint presentation reviewing the Evaluation and Appraisal Report based text amendments required due to changes in State Statutes. A note was made to update the boundary maps to include the Hardee County BOCC property that was recently annexed into the City for the purpose of building the new sheriff's office complex.

4. Wauchula Train Depot Flooring Update

   Stephanie Smith - Executive Director, Hardee County Chamber of Commerce
   Nick Woods - Genesis Restoration

   Smith thanked the Commission for working with the Chamber on this project and introduced Woods, the contractor that performed the work.

   Woods answered questions from the Commission. Discussion was had regarding the work performed not being what was presented and approved. Woods assured the Commission that he could fix it. He explained that the floor was ground down and a micro overlay was applied. He stated a color was added and the stain was pulling underneath, creating the current color. Nadaskay stated he notice tracks on the floor that looked like something had been drug through. Woods confirmed the final sealant was not applied.

   A photo was provided with three options for consideration at the October 12, 2026 meeting.

5. Decision & Discussion re Bid Protest - ITB 26-04 Southwest Area Elevated Water Tower Project

   Minshew explained the bid protest process and the procedures that were provided in the bid packet. She reviewed the decision made by the bid protest committee, and also provided a recommendation to reject all bids and reissue the bid document for contractor submittals. She stated that, if that is the route the Commission chose, she recommends amending the language regarding the members of the bid protest committee. Hatcher-Bolin provided some clarity on the allegation of the protester, that the City relied on information that was not included in the ITB as part of the requirements in order to make the award recommendation.

   Nadaskay questioned the timeline of the project if the Commission decided to reissue the ITB.

   Vaughan Leer - Project Engineer, DCCM
   Leer explained the timing requirements for the bid process, stating he was confident the bids could be ready for award recommendation by January 2027.

6. Award Recommendation for RFQ 26-02 Professional Engineering Services - Airport Deep Water Well

   Grimes presented the recommendation to award this project to DCCM.

7. Crime Statistics Update

   Curtis presented the quarterly crime statistics report.

8. Strategic Plan Update

Minshew presented the quarterly strategic plan dashboard, completing year four of five of the plan.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop at 6:41 pm.

9. Main Street Wauchula Funding Agreement

   Newman presented the annual funding agreement.

10. Commercial Revitalization Grant Program

    Newman presented the grant application and requested to open another cycle from October 13 - November 1, 2026.

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 6:46 m.