CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, October 12, 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

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

City Clerk Stephanie Camacho
Development & Utilities Director Kyle Long
Public Works Director Ward Grimes
Assistant City Manager Sandee Braxton
CRA Director Jessica Newman
City Manager Olivia Minshew
Deputy City Clerk Kelly Dugan

APPROVAL OF AGENDA

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

MINUTES FOR APPROVAL

1. Minutes for 9/14/2026 Commission Meeting and 9/28/2026 Special Meeting

   Recommended Action: Commission's Approval

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

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

PRESENTATIONS

2. Proclamation 2026-04 Domestic Violence Awareness Month

   Recommended Action: Commission's Approval

   Sandra Rojas, Victim's Advocate - Wauchula Police Department
   Autumn Perez, Victim's Advocate Volunteer

   Rojas presented the proclamation to the Commission, bringing community awareness to domestic violence in order to prevent and reduce its occurrence.

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

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-13 EAR Based Text Amendments - First Reading

   Recommended Action: Commission's Discretion

   Marisa Barmby - Central Florida Regional Planning Council

   Barmby presented the ordinance with amendments as discussed at the previous workshop.

   Hatcher-Bolin read the ordinance by title.

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

4. Ordinance 2026-15 Final Budget Adjustments Fiscal Year 25-26 - First Reading

   Recommended Action: Commission's Discretion

   Hatcher-Bolin read the ordinance by title.

   Braxton presented the budget adjustments for the 2025-2026 fiscal year budget.

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

CITY MANAGER / NON-CONSENT

5. Power Cost Adjustment

   Minshew announced the September power cost adjustment.

6. Wauchula Train Depot Flooring

   Recommended Action: Commission's Discretion

   Stephanie Smith, Executive Director - Hardee County Chamber of Commerce

   Smith answered questions from the Commission.

   Albritton felt that the contractor's warranty document did not cover much. She noted the large wagon wheel table and Smith stated she was looking into a permanent placement so that table would not be moved around.

   Albritton liked option A. Nadaskay agreed with that option.

   Albritton motioned to approve option A, seconded by G. Smith.
   Yea: Miller, R. Smith, Nadaskay

7. Resolution 2026-26 repealing Resolution 2016-26 rejecting all bids under ITB 26-04 Southwest Area Elevated Tower & Water Line Project

   Recommended Actions: Commission's Discretion

Minshew explained that, if approved, all bids submitted for this project would be rejected and staff would start the process over and, if not approved, then the Commission's original decision would stand.

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

CONSENT AGENDA

8. Gardens at Midtown Bond and Maintenance Agreement
9. Award Recommendation for RFQ 26-02 Professional Engineering Services - Airport Deep Water Well

   Recommended Action: Commission's Approval on Items 8-9

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

CITY MANAGER REPORT

No report.

CITY ATTORNEY REPORTS

Report given.

Minshew also asked the Commission for their thoughts on having a workshop in November due to also having ethics training that month. The Commission recommended leaving the regular workshop and meeting as is, with the addition of the ethics trainings on November 12th.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

Nadaskay recessed the City Commission meeting and convened the CRA Board meeting at 6:52 pm.

CRA AGENDA

10. Approval of Minutes for 9/14/2026 CRA Meeting

    Recommended Action: Board’s Approval

    Motion made by Commissioner Miller, Seconded by Commissioner Smith.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton
11. Commercial Revitalization Grant Program

    Recommended Action: Boards Approval

    Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
    Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay
12. Main Street Wauchula Funding Agreement

    Recommended Action: Boards Approval

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay adjourned the CRA Board meeting and reconvened the City Commission meeting at 6:54 pm.

13. Approval of CRA Board Actions

    Recommended Action: Commission’s Approval

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

14. Resolution 2026-25 CRA MSW Funding Agreement

    Recommended Action: Commission's Approval

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

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the City Commission meeting at 6:55 pm.