



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, April 13, 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

STAFF PRESENT

City Manager Olivia Minshew
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Chief of Police Ron Curtis
Director of Project Management and Procurement Ward Grimes
Community Development Director Kyle Long
City Attorney Kristie Hatcher-Bolin
CRA Director Jessica Newman (via Zoom)

APPROVAL OF AGENDA

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

MINUTES FOR APPROVAL

1. Minutes for 3/2/2026 Commission Workshop and 3/9/2026 Commission 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

No comments presented.

PRESENTATIONS

2. WPD Swearing-In Officer Adrian Perdue

Chief Curtis presented the newest addition to the Wauchula Police Department, Officer Adrian Perdue. Perdue took his oath of office, was sworn in and pinned.

3. Proclamation 2026-02 National Day of Prayer

Recommended Action: Commission's Discretion

Pastor Wendell Smith presented the proclamation to the Commission.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

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

ORDINANCES / PUBLIC HEARINGS

4. Ordinance 2026-04 Modifying Water and Sewer Capital Connection Fees - Final Reading - Public Hearing

Recommended Action: Commission's Approval

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing.

Hatcher-Bolin read the ordinance by title only.

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

5. Ordinance 2026-05 Annexation of 119 Ohio Ave - Final Reading - Public Hearing

Recommended Action: Commission's Approval

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing.

Hatcher-Bolin read the ordinance by title only.

Miller declared a voting conflict and filed the required Form 8B with the Clerk.

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

Voting Yea: Mayor Nadaskay, Commissioner Smith

Voting Abstaining: Commissioner Miller

6. Ordinance 2026-06 FLU Amendment for 119 Ohio Ave - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title only.

Miller declared a voting conflict and filed the required Form 8B with the Clerk.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

Voting Abstaining: Commissioner Miller

7. Ordinance 2026-07 Zoning for 119 Ohio Ave - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title only.

Miller declared a voting conflict and filed the required Form 8B with the Clerk.

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

Voting Yea: Mayor Nadaskay, Commissioner Albritton

Voting Abstaining: Commissioner Miller

8. Ordinance 2026-09 ULDC Text Amendment for Administrative Approval of Final Plats - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title only.

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

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

GENERAL PENSION BOARD AGENDA

9. Approval of Minutes for 3/9/2026 General Pension Board 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

10. Ordinance 2026-08 Police Pension Share Plan Amendment - Final Reading - Public Hearing

Recommended Action: Board's Approval

Nadaskay opened the public hearing. No comments were presented. Nadaskay closed the public hearing.

Hatcher-Bolin read the ordinance by title only.

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

11. Quarterly Financial Report

Recommended Action: Board's Approval

Braxton presented the first quarter 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 Board meeting and reconvened the City Commission meeting.

12. Approval of General Pension Board Actions

Recommended Action: Commission's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

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

CITY MANAGER / NON-CONSENT

13. Power Cost Adjustment

Minschew presented the March power cost adjustment.

14. ITB 2026-02 Hogan Street Extension Improvements

Recommended Action: Commission's Approval

Long presented the bid documents for construction of the Hogan Street extension.

Long stated the grant funding was for roughly \$431,000 and noted it may not cover the the full amount of construction. He stated that, if that happened, the City would go back to the IDA to secure other means of funding.

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

CONSENT AGENDA

15. Preliminary Plat for Gardens at Midtown Acknowledgement
16. Resolution 2026-10 Variance Request - 0 Heard Bridge Road
17. COW Surplus Vehicles
18. Rescinding Previously Surplused Vehicle Unit 2303
19. Special Event Application - Hometown Happy Hour

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

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

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

20. Approval of Minutes for 3/2/2026 CRA Workshop, and 3/9/2026 CRA 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

21. CRA RFQ 26-01 Award Recommendation

Recommended Action: Board's Approval

Newman presented the recommendation to award this project to FG+M Architecture.

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

22. TIF Agreement for Bay St & 1st Ave

Recommended Action: Board's Approval

Newman noted that, since the workshop discussion, language was incorporated regarding accelerators.

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

23. Budget Adjustment Request - Transferring Funds from Power Plant Project to Parking Lot Project

Recommended Action: Board's Approval

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

24. Approval of CRA Board Actions

Recommended Action: Commission's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

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

25. Crime Statistics Update

Curtis presented the mid-year crime statistics, including calls for service, response times, crime reporting, traffic crashes & enforcement, school zone automated speed enforcement, and the implementation of a QR business check program for crime prevention.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the meeting at 7:12 pm.