



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, May 11, 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
Deputy City Manager John Eason
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Director of Project Management and Procurement Ward Grimes
Community Development Director Kyle Long
CRA Director Jessica Newman
Chief of Police Ron Curtis
City Attorney Kristie Hatcher-Bolin

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 4/6/2026 Commission Workshop and 4/13/2026 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. FMEA 2025 Safety Award

Nicole Albers - Florida Municipal Electric Association

Albers presented the FMEA 2025 Safety Award to the City of Wauchula for achieving a perfect record this year with zero outages. The award was accepted by Electric Distribution Supervisor, Chris Collier.

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-06 FLU Amendment for 119 Ohio Ave - Final Reading - Public Hearing

Recommended Action: Commission's Approval

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

Hatcher-Bolin read the ordinance by title only.

Miller declared a voting conflict, as previously stated at the April meeting.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

Voting Abstaining: Commissioner Miller

4. Ordinance 2026-07 Zoning for 119 Ohio Ave - Final Reading - Public Hearing

Recommended Action: Commission's Approval

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

Hatcher-Bolin read the ordinance by title only.

Miller declared a voting conflict, as previously stated at the April meeting.

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

Voting Yea: Mayor Nadaskay, Commissioner Albritton

Voting Abstaining: Commissioner Miller

5. Ordinance 2026-09 ULDC Text Amendment for Administrative Approval of Final Plats - Final Reading - Public Hearing

Recommended Action: Commission's Approval

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

Hatcher-Bolin read the ordinance by title only.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

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

CITY MANAGER / NON-CONSENT

6. Power Cost Adjustment

Minschew presented the April power cost adjustment.

7. Request to Install New Flooring at The Train Depot

Recommended Action: Commission's Discretion

Kaylee Webb - Hardee County Chamber of Commerce

Webb presented a rendering of the epoxy style flooring the Chamber was requesting approval to install. Webb stated the current floor is very uneven and difficult to clean, and that both issues would be remedied by the new flooring.

The Commission discussed their thoughts on the proposal. Albritton was concerned that the new look would take away from the historic aesthetic. R. Smith felt like the multiple colored flakes looked too "busy". Albritton asked about a cost estimate for repairing the current floor.

The Commission asked Webb to come back in June and provide alternative options such as a cost estimate for repairing the current floor and additional color options that are less "busy" and look more like the original concrete.

Albritton motioned to table the item until the June workshop, seconded by Miller.
Yeas: R. Smith, Nadaskay, G. Smith

8. Revocable License Agreement - Pamela Sellers and Kassie Knight

Recommended Action: Commission's Discretion

Long presented the agreement and explained staff reached out to PRM regarding the sovereign immunity rate, which came out to approximately \$500. He also stated he contacted State Farm who gave an estimate of approximately \$180.

The Commission discussed the annual fee and escalator.

R. Smith motioned to require a premium contribution from the property owner in the amount of \$300 per year, with a 3% annual escalator, seconded by Albritton.

Yeas: Miller, Nadaskay, G. Smith

The property owner was not present. Long stated he would contact her to advise of the Commission's decision. The consensus was that, if the property owner was not agreeable, the only other option was to remove the fence in question.

9. Peace River Park Camping Consideration

Recommended Action: Commission's Discretion

Minsheu presented a staff memo outlining issues that had been encountered as a result of allowing overnight camping at the park. She also noted there were no restroom or shower facilities at the park. Minsheu stated the majority of the campers have been homeless individuals, noting some of the issues were individuals confronting others in the park in an unpleasant manner, campers leaving belongings behind that City staff was having to clean up.

Lori Friers - Hardee Help Center

Friers addressed the Commission and also requested to discontinue the primitive camping, stating they have also noticed a variety of issues with their homeless clients.

Albritton motioned to discontinue the overnight camping at Peace River Park, seconded by R. Smith.

Yeas: Miller, Nadaskay, G. Smith

CONSENT AGENDA

10. RFP 26-01 MS015 CDBG-DR Rebuild Florida Infrastructure Repair Program
11. RFQ 26-01 MS015 CDBG-DR Rebuild Florida Infrastructure Repair Program
12. ITB 26-03 Wauchula Municipal Airport Fuel Farm and Generator Project
13. City of Wauchula Safety Policy
14. COW Surplus Equipment
15. Resolution 2026-11 Vacating Alley (Foster's Addition Subdivision)
16. Letter of Interest and Memorandum of Agreement - 287(g) Task Force Officer (TFO) Program
17. Gymcats Temporary Drop-Off Designation Request

Recommended Action: Commission's Approval on Items 10-17

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

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

Report given.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

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

CRA AGENDA

18. Approval of Minutes for 4/6/2026 CRA Workshop, and 4/13/2026 CRA 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

19. CRA RFQ 26-01 Contract Approval

Recommended Action: Board's Approval

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

20. CRA RFP 26-01 Award Recommendation

Recommended Action: Board's Approval

Nadaskay declared a voting conflict and filed Form 8B with the Clerk's Office.

R. Smith called for the motion.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Commissioner Albritton

Voting Abstaining: Mayor Nadaskay

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

21. Approval of CRA Board Actions

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 meeting at 7:29 pm.