



## **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](http://www.cityofwauchula.gov)**

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### **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**

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

Hatcher-Bolin read ordinance 2026-10 by title only.

Marisa Barmby - Central Florida Regional Planning Council

Barmby provided the staff report and reviewed the proposed master development plan.

Lunz group provided answers to the boards concerns.

Barmby reviewed the PUD conditions with the Commission and provided landscape standards and buffer requirements.

Miller has concerns about landscaping and lighting

Barmby 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 the 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 approve Ordinance 2026-10 on first reading with the above conditions. Motion 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

Gilliard shared concerns specific about lighting and buffering.

Sheriff Crawford was present and shared his thoughts regarding this 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

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

Hatcher-Bolin read the ordinance by title only.

Braxton explained the request to authorize a one-time 3% cost of living increase for eligible retirees.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

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

### **6. Pension Quarterly Financial Update**

Recommended Action: Board's Approval

Braxton presented the quarterly financial report.

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

Braxton addressed the Board and requested to keep the 6.75% expected 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

Braxton presented the report to the Board.

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

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

Minshew presented the May power cost adjustment.

11. Consideration re Flooring at the Train Depot

Recommended Action: Commission's Discretion

Krystin Chapman, President of the Hardee County Chamber presented materials for  
the proposed flooring at the Wauchula Train Depot

S. Albritton requested a vote to keep existing floor and fix what needs to be fixed.

Motion to approve by R. Smith

Second by G. Smith

Likes the smooth image

Nadaskay doesn't like what R. Smith and G. Smith agreed on

Voting on smooth floor image

A. Miller, no

R. Smith, yes

Nadaskay, no

G. Smith, yes

S. Albritton, no

Did not pass

S. Albritton made a motion to move this item to July and get more discussion from  
Historic Preservation Office

Second - None

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

Second - None

G. Smith made a motion to go with first image

Second by R. Smith

A. Miller, yes

R. Smith, yes  
Nadaskay, no  
S. Albritton, no  
G. Smith, yes  
The Board Agreed and passed on the first image  
Nadaskay recessed the Commission meeting at 9:01pm

Nadaskay reconvened the Commission meeting at 9:10pm

12. Orange Data - Service Agreement for Lien Search

Recommended Action: Commission's Discretion

David Jones with Orange Data was present via Zoom  
O. Minshew presented the agreement that would allow a third-party company to perform lien search requests on behalf of the City.

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

J. Eason presented the recommendation to award for the Design/Build 10-Unit T-Hangers project to EO Koch Construction.

Nadaskay declared a voting conflict.

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

J. Eason presented the bid documents for this project.

Previous approval was to obtain the lease agreement that was agreed 25 yrs @ \$10/yr for the first term.

Council reviewed and made red line changes. The red-line changes are still incorporated in the document, because the consulting engineer has the original document to make those changes, updating the file then it will be ready to go out to bid. They are holding because the lead engineer is currently not available, they want him to be present.

J. Eason requested board to approve the BID docs with red-lines changes as recommended by council and staff.

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 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**

Report given.

#### **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

Newman presented the bid documents for the life safety phase of auditorium renovations.

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

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**

**ADJOURNMENT**

With no further business to discuss, Nadaskay adjourned the meeting at 9:25 pm.