



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, July 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
Deputy City Manager John Eason
Assistant City Manager Sandee Braxton (via Zoom)
City Clerk Stephanie Camacho
CRA Director Jessica Newman
Community Development Director Kyle Long
Director of Project Management and Procurement Ward Grimes
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 6/1/2026 Commission Workshop and 6/8/2026 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 Volney Glenn

Curtis introduced Officer Volney Glenn, read the oath and swore him into office.

3. September 30, 2025 Audit Presentation

Recommended Action: Commission's Approval

Minshew addressed the Commission, explaining that CS&L was unable to attend however they did present their findings to the Audit Committee. Minshew noted the full audit documents provided indicated an unmodified opinion with positive findings and no areas of concern from the auditors or the committee.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

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

ORDINANCES / PUBLIC HEARINGS

4. Ordinance 2026-10 PUD for Sheriff's Office Complex & Detention Facility - Final Reading

Recommended Action: Commission's Discretion

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

Hatcher-Bolin read the ordinance by title.

Albritton noted that she had conversations with some area residents who would like more of a robust buffer on the east side. Bo Conerly with Kimley Horn was present. Hatcher-Bolin asked Conerly to review the buffer. Conerly stated the master development plan allocated four trees and twelve shrubs per every 100 linear feet. Conerly also noted the type of trees and shrubs had not been selected however the intent was to plant something with robust foliage.

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 June power cost adjustment.

6. Firearm Surplus and Transfer Request

Recommended Action: Commission's Discretion

Curtis addressed the Commission explaining the desire to surplus a duty firearm and transfer ownership to Retired Chief of Police, John Eason. Curtis stated the firearm was assigned to Eason during his service at Wauchula Police Department and felt the transfer appropriate for his 21 years of honorable service.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.

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

7. Designating a Voting Delegate for the FLC 2026 Annual Conference

Recommended Action: Commission's Discretion

Recommendation to designate City Manager Olivia Minshew as the voting delegate for the 2026 FLC Annual Conference.

Motion made by Commissioner Miller, Seconded by Commissioner Albritton.

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

8. ITB 26-03 WMA Fuel Farm & Generator Project Award Recommendation

Recommended Action: Commission's Discretion

Eason presented the recommendation from AVCON to split the award in order to optimize costs. The recommendation was to award the Fuel Farm portion of the project to Cobb Construction and to award the GenSet portion to Gonzalez & Sons Equipment.

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

9. Recommendations on Senior Center Site

Recommended Action: Commission's Discretion

Long addressed the Commission and presented the potential site recommendation, a vacant lot owned by the Methodist Church, that was submitted in response to the RFI. Minshew stated staff intended to reach out to the County to see if they were still interested in relocating the library to that site as well, making it a multi-use site.

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

10. Peace River Park Rules & Regulations

Recommended Action: Commission's Discretion

Long explained that, due to no longer allowing primitive camping at the park, there was a need to revise the posted rules and regulations. He presented the revision to the Commission.

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

11. RFQ 26-02 Professional Engineering Services - Airport Deepwater Well Project

Recommended Action: Commission's Discretion

Eason presented the bid document for the design portion of this project.

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

12. Resolution 2026-14 Proposed Millage Rate for FY 26-27

Recommended Action: Commission's Discretion

Minshew presented the resolution, proposing the rollback rate of 5.8318.

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

CONSENT AGENDA

13. Resolution 2026-13 Variance for Gardens at Midtown

14. ITB 26-05 Wauchula Municipal Airport Rotating Beacon Project

15. RFP 26-01 Award Recommendation (Grant Administration Services)

16. RFQ 26-01 Award Recommendation (Professional Engineering Services)

Recommended Action: Commission's Approval on Items 13-16

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

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

Reports given.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

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

CRA AGENDA

17. Approval of Minutes for 6/1/2026 CRA Workshop, and 6/8/2026 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

18. CRA RFP 26-02 Permanent Outdoor Sound System Award Recommendation

Recommended Action: Board's Approval

Newman presented the recommendation to award this project to Skyline Commercial Systems.

Motion made by Commissioner Albritton, Seconded by Commissioner Smith.

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

19. Approval of CRA Board Actions

Recommended Action: Commission's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Albritton.

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 7:11 pm.

Mayor Richard K. Nadaskay, Jr.

City Clerk Stephanie Camacho