



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, March 10, 2025 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

ROLL CALL

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PRESENT

Mayor Pro Tem Russell Smith

Mayor Keith Nadaskay

Commissioner Sherri Albritton

Commissioner Gary Smith

ABSENT

Commissioner Anne Miller

STAFF PRESENT

Olivia Minshew, City Manager

John Eason, Deputy City Manager

Sandee Braxton, Assistant City Manager

Kristie Hatcher-Bolin, City Attorney

Jessica Newman, CRA Director

Kyle Long, Community Development Director

Ward Grimes, Director of Project Management and Procurement

Brandon Ball, Chief of Police

Stephanie Camacho, City Clerk

APPROVAL OF AGENDA

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

MINUTES FOR APPROVAL

1. Minutes for 2/3/2025 Commission Workshop and 2/10/2025 Commission Meeting

Recommended Action: Commission's Approval

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

PRESENTATIONS

2. Proclamation 2025-01 Bubbles' Day

Recommended Action: Commission's Approval

Diane Beatty, Development Director | Center for Great Apes
Beatty presented the proclamation to the Commission.

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

3. City of Wauchula Cemetery Discussion

At the request of Commissioner Albritton, Minshew presented information regarding the City's cemetery. Minshew stated all lots were sold and the City had collected approximately \$35,000 in payments this year. Minshew also noted the City spent approximately \$240,000 in maintenance on the cemetery this year. Minshew shared some data from research done by City staff regarding other cemeteries within Hardee County.

There were public comments from Hardee County residents Greg Shackelford and Hollis Albritton who stated they felt this was a countywide problem and suggested reaching out to funeral homes or looking into a grant or donation of land.

It was commented that there were not a lot of options to purchase vacant land within the City limits. The idea was mentioned to discuss the issue with the County manager to see if there was anything they could do.

ORDINANCES / PUBLIC HEARINGS

4. Ordinance 2025-01 Hearing Procedures Regarding Dangerous Dogs - Second 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.

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

5. Ordinance 2025-02 Solid Waste Rate Changes - Second 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.

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

6. Ordinance 2025-03 Annexation of 0 US Highway 17 North - Second 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.

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

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

7. Approval of Minutes for 12/9/2024 General Pension Board Meeting

Recommended Action: Board's Approval

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

8. Quarterly Pension Report

Recommended Action: Board's Approval

Braxton presented the quarterly report to the Board.

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

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay adjourned the General Pension Board meeting and reconvened the City Commission meeting.

9. Approval of General Pension Board's Actions

Recommended Action: Commission's Approval

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

CITY MANAGER / NON-CONSENT

10. Power Cost Adjustment

Minshew presented the February power cost adjustment.

CONSENT AGENDA

11. Appointing Commissioner Anne Miller to the CFRPC Board
12. Swine & Wine Special Event Application
13. Resolution 2025-05 FDOT PTGA Wauchula Municipal Airport Rotating Beacon and Tower Project
14. Resolution 2025-06 Right of Way Vacation
15. Surplus Equipment

Recommended Action: Commission's Approval on items 11-15

Rene Sanow - 302 Azalea Hill Rd

Sanow addressed the Commission and expressed her concerns regarding Resolution 2025-06. Sanow stated this right-of-way was adjacent to her property and she felt this was already a high traffic and high crime area. Sanow was concerned that a high density development would only add to those issues. Sanow stated she would prefer to see a recreational park there instead.

Hatcher-Bolin stated the development itself was a separate issue and explained the contingency that the vacation only happens if a new plat is approved and recorded.

The developer, Sergio Jimenez, was present and said he would take the concerns into consideration.

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

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

16. Approval of Minutes for 2/3/2025 CRA Workshop, and 2/10/2025 CRA Meeting

Recommended Action: Board's Approval

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

17. CRA RFP 24-05 Bid Award Recommendation

Recommended Action: Board's Approval

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

18. In-Fill Housing Funds

Recommended Action: Board's Approval

Amended motion to approve the use of in-fill housing funds to assist with future in-fill housing development on the Farr Grove property, specifically for the purposes of extending utilities and sidewalks to the area.

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

19. Approval of CRA Board Actions

Recommended Action: Commission's Approval

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

REMINDERS

April 7, 2025 City Commission Workshop at 5:00 pm

April 14, 2025 City Commission Meeting at 6:00 pm

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the City Commission meeting at 7:02 p.m.

Richard K. Nadaskay, Mayor

Stephanie Camacho, City Clerk