



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, August 11, 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

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
Chief of Police Ron Curtis
Director of Projects and Procurement Ward Grimes
CRA Director Jessica Newman
Community Development Director Kyle Long

APPROVAL OF AGENDA

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

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comments were presented.

ORDINANCES / PUBLIC HEARINGS

1. Ordinance 2025-11 Annexation of 572 Stenstrom Rd - Second Reading

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

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

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

GENERAL PENSION BOARD AGENDA

2. Approval of Minutes for March 10, 2025 General Pension Board Meeting

Recommended Action: Board's Discretion

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Albritton

3. Quarterly Pension Report

Recommended Action: Board's Approval

Braxton presented the report to the Board.

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

4. General Pension Valuation

Recommended Action: Board's Approval

Braxton presented the valuation to the Board.

Amended motion to include the 6.75% as the expected rate of return

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

5. OPEB Valuation

Recommended Action: Board's Approval

Braxton presented the report to the Board.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

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

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

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

6. Approval of General Pension 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

CITY MANAGER / NON-CONSENT

7. Power Cost Adjustment

Minschew presented the July power cost adjustment.

8. ITB 25-03 Airport Hangar Repairs

Recommended Action: Commission's Approval

Grimes presented the bid document to the Commission to repair hangars that were damaged in Hurricanes Ian and Milton.

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

9. Mosaic Reclaimed Water Agreement Extension

Recommended Action: Commission's Approval

Nadaskay read a statement to abstain from voting on this item. Form 8B was filed with the Clerk.

R. Smith called for motions.

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

CONSENT AGENDA

10. September 30, 2024 Audit
11. Planning and Zoning Board Member Applications
12. National League of Cities Service Line Warranty Marketing Agreement
13. PRM By-Laws
14. Resolution 2025-12 Legislative Priorities for 2026-2027
15. Resolution 2025-13 Required Administrative Approval of Final Plats
16. Hogan Street Right of Way
17. Deed of ROW on S 1st Ave from Bay Street Holdings LLC to City of Wauchula
18. RFP 25-01 Lease for 723 Green Street Property
19. Resolution 2025-14 FAA Grant Agreement (Expand Fuel Farm - Design)
20. Reschedule the September 1, 2025 Workshop to September 3, 2025 at 5:00 pm

Recommended Action: Commission's Approval on Items 10-20

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

CITY ATTORNEY REPORT

No report.

CITY MANAGER REPORT

Reports given.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

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

CRA AGENDA

21. CRA RFP 24-04 Award Recommendation

Recommended Action: Board's Approval

Nadaskay read a statement to abstain from voting on this item. Form 8B was filed with the Clerk.

R. Smith called for motions.

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

22. 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

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the meeting at 6:40 pm.

Richard K. Nadaskay, Jr., Mayor

Stephanie Camacho, City Clerk