



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, August 04, 2025 at 5:00 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 workshop to order.

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
Community Development Director Kyle Long
CRA Director Jessica Newman
Electric Distribution Supervisor Chris Collier
Communications Coordinator Katie Benbow

OPEN COMMISSION WORKSHOP

Nadaskay opened the Commission workshop.

1. **FMPA Reliability Award Presentation - Jacob Williams**

Jacob Williams - FMPA

Williams shared a presentation with the Commission on the history surrounding electricity consumption and rates in Florida. Williams explained the criteria FMPA looks for to determine reliability and acknowledged the City of Wauchula for winning their Leadership Award, Endurance Award, and Duration Award. All 3 awards were accepted by Collier.

2. **September 30, 2024 Audit Presentation**

Randy Dillingham & Jeff Gerhard - CS&L CPAs

Dillingham and Gerhard presented their findings of the September 30, 2024 audit to the Commission. Their findings were positive with no recommendations for any changes.

3. Planning and Zoning Board Member Applications

Long stated the City had received 2 applications for the Planning & Zoning Board, and there were 2 vacant positions open on the Board. Applicants Brett Dowden and Thomas Stanton were present. The Commission did not have any additional questions for the applicants.

4. National League of Cities Service Line Warranty Marketing Agreement

Ashley Shiwarski - HomeServe USA

City Manager Olivia Minshew introduced Ashley and expressed their interest. HomeServe, USA Administers the Service Line Marketing program and is asking for permission from the City of market their service in our area. CM Minshew stated there has been an agreement drawn up and reviewed.

Shiwarski shared a detailed PowerPoint and verbal presentation with the Commission, explaining the program, and answered any questions from the Commission.

5. PRM By-Laws

Minshew presented the by-laws specific to the health trust.

6. Resolution 2025-12 Legislative Priorities for 2026-2027

Minshew presented the resolution, identifying the City's priorities for the upcoming legislative session.

7. Resolution 2025-13 Required Administrative Approval of Final Plats

Marisa Barmby - Central Florida Regional Planning Council

Barmby presented the resolution, explaining SB 784, which designates the City Manager as the administrative authority responsible for final plat and replat approval; allowing for a designee to act on the City Manager's behalf.

8. Hogan Street Right of Way

9. Deed of ROW on S 1st Ave from Bay Street Holdings LLC to City of Wauchula

Newman presented the deed from Bay Street Holdings, which would make the entire road City property.

10. RFP 25-01 Lease for 723 Green Street Property

Grimes presented the bid documents and sample lease agreement to the Commission.

Albritton mentioned the possibility of selling the building in the event the City does not receive bids ...

11. Mosaic Reclaimed Water Agreement Extension

Eason presented the agreement, to be extended through December 2026.

12. Resolution 2025-14 FAA Grant Agreement (Expand Fuel Farm - Design)

Eason presented the grant agreement to accept \$159,000 from the FAA towards the design of expanding the fuel farm.

13. Quarterly Financial Report

Braxton presented the financial report to the Commission.

14. September Workshop and Budget Hearing Discussion

Minshew explained our regular workshop would normally be held on September 1st, however the City is closed in observance of Labor Day. She also explained the budget hearing date would need to be reconsidered due to a conflict with the County and School Board dates.

First budget hearing Wednesday September 3, 2025 at 5:05 pm
Workshop immediately following, if needed

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

Minshew also noted the County's Site Selection Committee was meeting on 8/5/25 at 1:00 pm and would like a City Commission representative on the committee. Nadaskay agreed to represent the City and the Commission had some discussion.

CITY COMMISSIONER REPORTS

No report.

CLOSE COMMISSION WORKSHOP

Nadaskay closed the Commission workshop.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop.

15. RFP CRA 24-04 Award Recommendation

Newman presented the recommendation to award this bid to E.O. Koch Construction.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 7:44 pm.

Richard K. Nadaskay, Jr., Mayor

Stephanie Camacho, City Clerk