



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, August 10, 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 Gary Smith

ABSENT

Commissioner Sherri Albritton

STAFF PRESENT

City Manager Olivia Minshew
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Public Works Director Ward Grimes
Development & Utilities Director Kyle Long
CRA Director Jessica Newman
Chief of Police Ron Curtis
City Attorney Kristie Hatcher-Bolin

APPROVAL OF AGENDA

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

MINUTES FOR APPROVAL

1. Minutes for 7/6/2026 Budget Workshop, 7/6/2026 Commission Workshop and 7/13/2026 Commission Meeting

Recommended Action: Commission's Approval

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

Voting Yea: Commissioner Miller, Mayor Nadaskay

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

ORDINANCES / PUBLIC HEARINGS

2. Ordinance 2026-12 Amending Chapter 4 of the Code - Animal Control - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

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

Voting Yea: Mayor Nadaskay, Commissioner Smith

CITY MANAGER / NON-CONSENT

3. Power Cost Adjustment

Minshew announced the July power cost adjustment.

4. DCCM Master Consulting Agreement - RFQ 26-01 Professional Engineering Services for Wastewater System Project

Recommended Action: Commission's Approval

Long presented the contract, explaining it was not part of the original bid document.

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

5. Resolution 2026-15 FAA Grant Agreement for Fuel Farm Generator

Recommended Action: Commission's Approval

Grimes presented the resolution to authorize the City Manager to execute the FAA agreement for the generator portion of the project.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

6. 2026-2027 SRO Agreement

Recommended Action: Commission's Approval

Minshew stated this item was presented during the workshop and it was requested to add this to the non-consent agenda due to Commissioner Albritton needing to abstain from voting on it however, Commissioner Albritton was absent for this meeting.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

CONSENT AGENDA

7. PREPAC License Agreement
8. Interlocal Agreement for Use of Animal Shelter
9. PRR Amendment re Drug-Free Workplace
10. Policy Manual for Federal Rewards
11. Interlocal Agreement for Hardee County Recreation Complex

Recommended Action: Commission's Approval on Items 7-11

Minshew noted item #10 should be listed as Policy Manual for Federal Awards.

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem 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

12. Approval of Minutes for 7/13/2026 CRA Meeting

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

13. CRA Master Redevelopment Plan Update

Kelley Klepper with Kimley Horn presented the 2026 Wauchula CRA Master Redevelopment Plan.

The presentation included demographic & community profile; strategic CRA goals; recent investment achievements; changes in assessed values; TIF revenue growth projection; and key strategic catalyst sites.

Klepper and Newman answered questions from the Board. Newman stated she was looking for input and would bring the Plan back in September.

14. CRA RFQ 26-02 Construction Manager at Risk Award Recommendation

Recommended Action: Board's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

15. Construction Manager at Risk (CMAR) Services Contract

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Smith.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

16. Skyline Commercial Systems Contract

Recommended Action: Board's Approval

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

17. Revitalization Grant Cycle Opening

Recommended Action: Board's Approval

Newman addressed the Board, requesting approval to open another grant cycle from August 11-September 29, 2026.

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

Voting Yea: Mayor Nadaskay, Commissioner Smith

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

18. Approval of CRA Board Actions

Recommended Action: Commission's Approval

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

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the meeting at 6:57 pm.

Mayor Richard K Nadaskay, Jr.

City Clerk Stephanie Camacho