CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, September 14, 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

Due to technical difficulties with audio/visual, Nadaskay called the meeting to order at 6:11 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
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Kelly Dugan
CRA Director Jessica Newman
Public Works Director Ward Grimes
City Attorney Kristie Hatcher-Bolin
Code Enforcement Officer Raina Bergens
Utilities & Community Development Director
Chief of Police Ron Curtis

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 8/3/2026 Commission Workshop and 8/10/2026 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

None presented.

PRESENTATIONS

2. Proclamation 2026-03 Florida Redevelopment Week

   Recommended Action: Commission's Approval

   Nadaskay read the proclamation.

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

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-12 Amending Chapter 4 of the Code - Animal Control - Second Reading

   Recommended Action: Commission's Approval

   Nadaskay opened the public hearing. No public comment was heard. Nadaskay closed the public hearing.

   Hatcher-Bolin read the ordinance by title only.

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

4. Resolution 2026-17 Setting the Tentative Millage Rate for 2026-2027 FY

   Recommended Action: Commission's Approval

   Braxton presented the resolution to set the tentative millage rate to the rolled back rate of 5.8318.

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

5. Ordinance 2026-14 Adoption of the Final Budget for the 2026-2027 FY - First Reading

   Recommended Action: Commission's Approval

   Hatcher-Bolin read the ordinance by title only.

   Braxton provided updates since the July workshop.

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

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

GENERAL PENSION BOARD AGENDA

Nadaskay called the General Pension Board meeting to order at 6:23 pm.

6. Approval of Minutes for 6/8/2026 General Pension Board Meeting

   Recommended Action: Board's Approval

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

7. Ordinance 2026-11 Cost of Living Adjustment for Retirees - Second Reading

   Recommended Action: Board's Approval

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

   Hatcher-Bolin read the ordinance by title only.

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

8. 4th Quarter General Pension & OPEB Financial Update

   Recommended Action: Board's Approval

   Braxton presented the financial report.

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

9. FY 26-27 Pension Budget

   Recommended Action: Board's Approval

   Braxton presented the 2026-2027 pension budget.

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

10. OPEB Authorization Letter

    Recommended Action: Board's Approval

    Braxton presented the OPEB authorization letter.

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

11. Acceptance of Pension Annual Report

    Recommended Action: Board's Approval

    Braxton presented the annual pension report.

    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 reconvened the City Commission meeting at 6:32 pm.

12. Approval of General Pension Board Actions

    Recommended Action: Commission's Approval

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

CITY MANAGER / NON-CONSENT

13. Power Cost Adjustment

    Minshew announced the August power cost adjustment.

14. Myakka Head Aviation Lease Agreement

    Recommended Action: Commission's Approval

    Grimes presented the lease agreement. Grimes explained the organization had been operating from the airport on a temporary basis and planned to construct a permanent building to operate the flight school. Representatives from Myakka Head Aviation were present to answer any questions from the Commission.

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

15. Appointment Consideration for Planning & Zoning Board - Sam (Bo) Rich

    Recommended Action: Commission's Approval

Long presented the application for consideration and shared some background information for Sam Bo Rich.

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

16. Resolution 2026-16 Southwest Area Elevated Water Tower Tentative Award

    Recommended Action: Commission's Approval

    Long presented the resolution to award the bid to Tri-Sure and authorize the City Manager to execute any related documents.

    Dalton Baylor - DB Civil Construction
    Baylor explained his company submitted a bid on this project and stated he was not made aware of any issues with the company being unresponsive. Baylor stated he didn't understand why their bid was not considered giving the significant cost savings in their proposal.

    Vaughan Leer - DCCM
    Leer stated his firm felt Tri-Sure was the best choice for this project.

    Minshew explained one of the references provided by DB Civil Construction was negative, which impacted the decision not to move forward with their company.

    The Commission agreed to go with the recommendation of the engineer.

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

17. Wauchula Train Depot Flooring Update

    Minshew stated the Executive Director of the Chamber was unable to attend and provided a written update. Albritton stated she would prefer the Chamber not make any other changes without coming before the Commission for approval.

    The Chamber was notified that the Commission wishes to have a representative attend the October 5, 2026 workshop to provide an update.

18. Lien Reduction Request

    Recommended Action: Commission's Discretion

    Bergens presented the request from the Brown Trust to reduce the previously set liens to a total of $20,000.00. These liens apply to 121 W Main St and 1126 E Townsend. City Attorney Matthew Jones attended virtually to answer any questions from the Commission, as well as the Brown Trust's attorney, William Dooley.

    Dooley confirmed the request for reduction to $20,000.00, stating the payment would cover 121 W Main St, 125 W Main St, and 126 E Townsend. It would not cover code enforcement fines that were accrued on 715 S 6th Ave, which also was not currently in compliance.

    Andrea Milheizer - Brown Trustee
    Milheizer provided an update to the Commission.

    Hatcher-Bolin recommended accepting the reduction amount that Milheizer already had available. Hatcher-Bolin also stated the hard costs would be covered at this amount.
    Nadaskay stated he was in agreeance with the request.
    R. Smith also stated he was in agreeance with the request.

    Gary Delatorre, realtor for the Brown Trust
    Delatorre state the property at 121 W Main St was in extreme disrepair and would need quite a bit of work.

Hatcher-Bolin stated that, if the reduction request was approved, a notice of voluntary dismissal would be issued up the City receiving payment and a satisfaction of lien would be filed.

Albritton stated she was not open to making any concessions to the already reduced liens.

R. Smith motioned to accept the offer.
G. Smith seconded the motion to open discussion.

G. Smith stated he felt that, since a reduction was already given, the Commission shouldn't reduce the fees any lower.

The Commission discussed their thoughts.

After discussion, a roll call vote was taken by the Clerk.

Miller - Yes
R. Smith - Yes
Nadaskay - Yes
Albritton - No
G. Smith - No

Motion passed.

Hatcher-Bolin noted the pre-trial conference was scheduled for the following week therefore payment needed to be made prior to that date.

19. ITB 26-05 Rotating Beacon & Tower Project Award Recommendation

    Recommended Action: Commission’s Approval

    Grimes presented the recommendation to award the bid to Trinity Electrical Services in the amount of $231,370.00.

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

20. ITB 26-06 Heard Bridge Water Main Loop

    Recommended Action: Commission’s Approval

    Long presented the bid packet for the Heard Bridge Water Main Loop project.

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

21. EDA Grant Agreement - Pavement Management & Electric Distribution System Master Plan

    Recommended Action: Commission’s Approval

    Minshew presented the grant agreement to accept funding in the amount of $322,600.00.

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

22. Resolution 2026-18 Farr Field Park Improvements Phase 2

    Recommended Action: Commission's Approval

    Newman presented the resolution to accept the grant in the amount of $3,500,000.00.

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

23. Resolution 2026-19 Community Court Park Project

Recommended Action: Commission’s Approval

Newman presented the resolution to accept funding in the amount of $2,000,000.00 for the Community Court Park.

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

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Reports given.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

Nadaskay called the CRA Board meeting to order at 7:43 pm.

CRA AGENDA

24. Approval of Minutes for 8/3/2026 CRA Workshop and 8/10/2026 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

25. Updated Contract for RFP 26-02 Permanent Outdoor Sound System

    Recommended Action: Board's Approval

    It was noted the title was amended to:
    Updated Contract for CRA RFP 26-02 Permanent Outdoor Sound System

    Newman noted changes and requested to approve the amended contract.

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

26. CRA Resolution 2026-01 Adopting the 2026-2027 CRA Budget

    Recommended Action: Board's Approval

    Newman presented the resolution to adopt the CRA budget.

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

27. CRA Master Redevelopment Plan Update

    Recommended Action: Board's Approval

    Newman noted edits made the draft that was presented in August.

    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 reconvened the City Commission meeting at 7:49 pm.

28. Approval of CRA Board Actions

    Recommended Action: Commission’s Approval

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

29. Resolution 2026-21 CRA Master Redevelopment Plan Update 2026

    Recommended Action: Commission's Approval

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

30. Setting the Date & Time for Trick-or-Treating

    Recommended Action: Commission’s Discretion

    Saturday October 31, 2026 from 6:00-9:00 pm

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

31. City Manager Annual Evaluation

    The Commission reviewed Minshew's performance evaluation which reflected positive comments for the rating period.

REMINDERS

ADJOURNMENT

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Richard K. Nadaskay Jr., Mayor

_____

Stephanie Camacho, City Clerk