



CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, March 09, 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 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
Director of Project Management and Procurement Ward Grimes
Assistant Chief of Police Tom Fort
Community Development Director Kyle Long
CRA Director Jessica Newman
City Attorney Kristie Hatcher-Bolin

APPROVAL OF AGENDA

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

MINUTES FOR APPROVAL

1. Minutes for 2/2/2026 Commission Workshop and 2/9/2026 Commission Meeting

Recommended Action: Commission's Approval

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

PUBLIC COMMENT / NON-AGENDA ITEMS

No comments presented.

PRESENTATIONS

2. Proclamation 2026-01 Water Conservation Month

Recommended Action: Commission's Approval

Amanda Simat - Southwest Florida Water Management District
Simat addressed the Commission, highlighting the importance of water conservation, and presented the proclamation to declare April as Water Conservation Month.

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

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-04 Modifying Water and Sewer Capital Connection Fees - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Braxton noted a change from the workshop of the delayed effective date of 10/1/2026 as well as noting a prepayment option by 9/30/2026.

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

4. Ordinance 2026-05 Annexation of 119 Ohio Ave - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Miller declared a voting conflict and read the conflict statement into the record.
"For the record, I am declaring a voting conflict pursuant to Florida Statute 112.3143(3)(a). This item would insure to the special private gain or loss of my mother, Louise Jones, and therefore I will abstain from voting on this matter and will file the required Form 8B with the Clerk."

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

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

5. Approval of Minutes for 12/8/2025 General Pension Board Meeting

Recommended Action: Board's Approval

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

6. Ordinance 2026-08 Police Pension Share Plan Amendment

Recommended Action: Board Approval

Braxton presented the ordinance to the Board with recommendations from the Police Pension Board to lower the retirement age from 60 years of age to 55 years of age, as allowed by Florida Statute chapter 185, and also to change the vesting years from 10 years to 6 years in order to be consistent with the City's pension plan.

Hatcher-Bolin read the ordinance by title.

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

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

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

7. Approval of General Pension Board Actions

Recommended Action: Commission's Approval

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Albritton

CITY MANAGER / NON-CONSENT

8. Revokable License Agreement with Pamela Sellers & Kassie Knight

Recommended Action: Commission Discretion

Motion made by Commissioner Albritton, seconded by Commissioner Smith

Pamela Sellers and Kassie Knight were present.

Knight addressed the Commission with concerns about the agreement, stating they did not have the funds for the \$1,000,000 insurance policy requirement. She also stated they were willing to remove the top portion of the fence in order to comply with height requirements however, they would like additional time to have an attorney look over the agreement on their behalf.

The Commission and staff discussed the agreement. A suggestion was made to Sellers and Knight that they may want to consider reaching out to their insurance agent to see if the fence is covered under their current policy. The Commission did not entertain the idea of dropping the insurance requirement altogether due to potential liability issues if something were to occur on City property. The Commission agreed to table this discussion until they met again in April.

Commissioner Albritton moved to amend the motion to table item until the April meeting, seconded by Commissioner Smith.

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

9. Power Cost Adjustment

Minschew announced the February power cost adjustment.

10. Resolution 2026-08 FL Dept of Elder Affairs Grant Agreement for Senior Center

Recommended Action: Commission Approval

Long presented the resolution to accept the grant agreement for a new senior center building. Long stated the current thought was to build on the existing site. The Commission did ask to remain open to a different location, if one were to be available.

Motion made by Commissioner Smith, Seconded by Commissioner Miller.

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

CONSENT AGENDA

11. Acceptance of the Downtown Market Study & Vision Presentation

12. Acceptance of the Inland Port Feasibility Study Final Report

13. ITB 26-01 Wauchula Municipal Airport T-Hangar Building

14. Lease Agreement with Hardee County - SW Water Tower Project

15. Resolution 2026-03 Heardbridge Rd Watermain

Recommended Action: Commission's Approval on Items 11 thru 15

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

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

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

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

CRA AGENDA

16. Approval of Minutes for 2/2/2026 CRA Workshop, and 2/9/2026 CRA Meeting

Recommended Action: Board's Approval

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

17. CRA RFQ 26-01 Professional Architectural Services - Historic City Hall

Recommended Action: Board's Approval

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

18. CRA RFP 26-01 Utility and Sidewalk Improvements - Bay St and 1st Ave

Recommended Action: Board's Approval

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

19. Krause Services Contract Amendment

Recommended Action: Board's Approval

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

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

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

20. 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 City Commission meeting at 6:45 pm.

Richard K. Nadaskay, Mayor

Stephanie Camacho, City Clerk