



## **CITY COMMISSION AND CRA BOARD MEETING MINUTES**

**Monday, July 14, 2025 at 6:00 PM**

**Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105**

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

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### **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  
Community Development Director Kyle Long  
Assistant Chief of Police Tom Fort  
Director of Projects and Procurement Ward Grimes

### **APPROVAL OF AGENDA**

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay, Commissioner G. Smith

### **MINUTES FOR APPROVAL**

1. Minutes for May 5, 2025 Workshop, May 12, 2025 Meeting, June 2, 2025 Workshop, and June 9, 2025 Meeting

Recommended Action: Commission's Approval

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

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

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

None presented.

### **ORDINANCES / PUBLIC HEARINGS**

2. Ordinance 2025-04 FLU Map Amendment for Hardee County BOCC Property on US Highway 17 – Second Reading – Public Hearing

Recommended Action: Commission's Approval

Nadaskay opened the public hearing.

Mark Gilliard - 932 Heardbridge Rd Wauchula, FL

Gilliard thanked the Commission for taking time to discuss and listen to his feelings regarding this project. Gilliard further explained that he felt like there should have been a committee implemented by the County, as well as community involvement, before moving forward with the decisions surrounding this project. Gilliard recommended a 60 days pause to gather more information and considerations.

Grant Bonds - 1002 Saunders Ln Wauchula, FL

Bonds stated his father previously owned a business in the area where the current Sheriff's Office is located. Bonds recalled increased traffic and other negative impacts on the neighbors when the office was put in there. He stated he believed there were other options that could be considered.

Ruben Rivas - 1347 Tustenugee Trl Wauchula, FL

Rivas stated he was against this zoning request and also suggested a 60 day pause to look more into the project options.

Tim Wells - 398 Bostick Rd Bowling Green, FL

Wells stated he did not live in the area affected by this project however, he did not feel like this was the best use of the land and thought it would be better served as a use that could generate a tax base within the County. He agreed that a new Sheriff's Office was needed but thought a different location should be considered.

Donald Chancey - PO Box 845 Wauchula, FL

Chancey stated he was in agreeance that a new Sheriff's Office complex was necessary however, he believed a site evaluation committee needed to be formed in order to evaluate different site locations in order to find the best site for this project.

With no further discussion from the public, Nadaskay closed the public hearing.

Hatcher-Bolin read the ordinance by title.

For the purpose of opening discussion, R. Smith approved the motion, seconded by Albritton.

The Commission inquired about the County's timeline, considering the option to delay this item.

Atchley explained where they were in the process and the deadlines for the grant agreements.

Discussion was at length. It was the consensus of the Commission to delay voting on this item until the October 13, 2025 meeting and, in that time, a committee was to be formed.

R. Smith motioned to amend his vote and to table this ordinance until the October 13, 2025 Commission meeting, seconded by Albritton.

Voting yea: Commissioner Miller, Mayor Nadaskay, Commissioner G. Smith

Motion to approve the amended motion made by Mayor Pro Tem R. Smith, Seconded by Commissioner Miller.

Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner G. Smith

### 3. Ordinance 2025-11 Annexation of 572 Stenstrom Rd - First Reading

Recommended Action: Commission's Approval

Hatcher-Bolin read the ordinance by title.

Motion made by Commissioner Albritton, Seconded by Commissioner G. Smith.

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

**CITY MANAGER / NON-CONSENT**

4. Power Cost Adjustment

Minshew announced the June power cost adjustment.

5. Proclamation 2025-05 First Responder Appreciation Day

Recommended Action: Commission's Approval

Tim Staton presented the proclamation to the Commission.

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

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

6. Resolution 2025-10 Adopting the 2025 Hardee County Multi-Jurisdictional Local Mitigation Strategy Plan

Full LMS plan available at: <https://www.hardeecountyfl.gov/departments-services/public-safety/emergency-management/>

Recommended Action: Commission's Approval

Lane Schneider - Hardee County Emergency Management

Schneider addressed the Commission and explained the resolution, which would make it possible for the City to receive certain types of emergency and nonemergency disaster assistance through federal funding.

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay, Commissioner G. Smith

7. Resolution 2025-11 Setting the Proposed Millage Rate for 2025-2026 FY

Recommended Action: Commission's Discretion

Minshew explained the 2025-2026 budget was balanced using the rollback rate of 5.0794 at the budget workshop however they added that rate may not be the most viable number considering the proposed budget was utilizing fund balance for certain projects/purchases. Braxton presented several options that Commission could consider, explaining they could advertise a higher millage rate for the property appraiser's TRIM notice but then lower it at the final budget hearing, if they so choose. Minshew stated staff was not recommending a rate higher than 8%. The Commission discussed the options.

Motion made by Mayor Pro Tem R. Smith to set the proposed millage rate to 6.5 mills, Seconded by Commissioner Albritton.

Voting Yea: Commissioner Miller, Mayor Nadaskay

Voting Nay: Commissioner G. Smith

8. Designation of a Voting Delegate for the 2025 FLC Annual Conference

Recommended Action: Commission's Discretion

Nadaskay recommended designating Minshew as the voting delegate, as she was planning to attend the conference.

Motion made by Commissioner Albritton to designate Minshew as the voting delegate, Seconded by Commissioner G. Smith.

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

## **CONSENT AGENDA**

9. Resolution 2025-09 FDOT Supplemental Agreement - Tennessee Street

10. ITN 25-01 Self Insured Pools Bid Recommendation

11. Fund Balance Request for Tennessee & Alabama Paving Projects

12. ITB 25-01 Award Recommendation

13. ITB 25-02 Award Recommendation
14. RFQ 25-01 CEI Services - Alabama Street Resurfacing Project
15. RFQ 25-02 CEI Services - Tennessee Street Resurfacing Project

Recommended Action: Commission's Approval on Items 9-15

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

Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner G. Smith

#### **CITY ATTORNEY REPORTS**

No report.

#### **CITY MANAGER REPORT**

Report given.

#### **CITY COMMISSIONER REPORTS**

No report.

#### **RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING**

#### **CRA AGENDA**

16. Approval of Minutes for May 12, 2025 Meeting, June 2, 2025 Workshop, and June 9, 2025 Meeting

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner G. Smith.

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

17. TIF Program Extension Request - 312 Diana Ave Project  
Requesting to extend from July 1, 2025 to September 1, 2025

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner G. Smith.

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

18. Florida Voluntary Cleanup Tax Credits Agreement

Recommended Action: Board's Approval

Motion made by Commissioner Miller, Seconded by Commissioner Albritton.

Voting Yea: Mayor Pro Tem R. Smith, Mayor Nadaskay, Commissioner G. Smith

#### **ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING**

19. Approval of CRA Board's Actions

Recommended Action: Commission's Approval

Motion made by Commissioner G. Smith, Seconded by Commissioner Albritton.

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

#### **REMINDERS**

#### **ADJOURNMENT**

With no further business to discuss, Nadaskay adjourned the meeting at 7:43 pm.

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Mayor Richard K. Nadaskay

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City Clerk Stephanie Camacho