

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
August 8, 2022 9:00 AM  
CITY HALL COMMISSION CHAMBER**

(meeting taped)

**1. Call to Order**

Mayor Wolf called the meeting to order, followed by Commissioner Greens' invocation and the Pledge of Allegiance.

| <b>ATTENDANCE</b> | <b>TITLE</b>                  | <b>STATUS</b> |
|-------------------|-------------------------------|---------------|
| Ed Wolf           | Mayor                         | Present       |
| Joe Elliott       | Commissioner                  | Present       |
| Marcos Flores     | Commissioner                  | Present       |
| Julian Green      | Commissioner                  | Present       |
| Jason McHugh      | City Manager                  | Present       |
| Cassandra Smith   | Asst. City Manager/CFO        | Present       |
| Ashley Hunt       | City Attorney                 | Present       |
| Susan Patterson   | City Clerk                    | Present       |
| Joshua Bills      | City Attorneys Office         | Present       |
| Melanie Peavy     | Development Services Director | Present       |
| Randall Parmer    | Chief of Police               | Present       |
| Jeremy Hockenbury | Public Works Director         | Present       |
| Steve Watson      | Fleet Services Director       | Present       |
| Lynzey McClellan  | Asst. Chief Financial Officer | Present       |
| Melissa Tuck      | Human Resource Director       | Present       |
| Jason Martin      | Utility Supervisor            | Present       |

**2. Consent Agenda/Informational Items**

Consent Agenda Items a thru i were voted on together. No comments were offered or received.  
Vote 4-0.

|                  |                     |
|------------------|---------------------|
| <b>RESULT:</b>   | <b>Adopted</b>      |
| <b>MOVER:</b>    | Commissioner Flores |
| <b>SECONDER:</b> | Commissioner Green  |

|                                                                                        |
|----------------------------------------------------------------------------------------|
| <b>AYES:</b> Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |
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A. Minutes for Approval: June 13, 2022 Regular Commission Meeting

B. Expenditure Report

C. SP 2109-002 McDonald's at Business Park 44

D. SP 2201-002 Oxford Village RV Resort

E. SP 2202-002 Bethany Estates Medical Complex

F. Non-Exclusive Assignment of Easement from The Villages Land Company, LLC to the City of Wildwood

G. 1st Amendment to the CPH Architectural Agreement

H. 1st Amendment to the CPH Engineering Agreement

I. Budgeted Financial Items

1. Approval for the Purchase of a Fuel Station Canopy at the Municipal Services Complex from TDSE, Inc in the Amount of \$22,482.95

2. Tuition Reimbursement for Officer David Perry

**3. Presentations and/or Proclamations**

None.

**4. Public Hearings - Timed**

Mayor Wolf swore in the Development Services Director, Melanie Peavy, and members of the audience.

A. AN 2203-001 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-54. The applicant, Highland Engineering, Inc. has submitted a voluntary annexation application for parcels D32-090 & D32-093. The property to be annexed totals 6.11 acres MOL and is located at the northwest intersection of E C 462 and CR 134, approximately 0.51 miles north of Cleveland Ave and 0.7 miles east of N Main Street. Second and Final Reading. No comments were offered or received. Vote 4-0.

|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Green                                                        |
| <b>SECONDER:</b> | Commissioner Elliott                                                      |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**B. AN 2205-004 Wildwood Landing Phase 2**

Mayor Wolf read the title of Ordinance O2022-60. The applicant, Jay Byce, on behalf of the owner, Marilyn Escue, has submitted a voluntary annexation application for parcel D33-045. The property to be annexed totals 7.35 acres MOL and is located on the east side of E CR 462, north of NE 81<sup>st</sup> Street. Second and Final Reading. No comments were offered or received. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Green                                                        |
| <b>SECONDER:</b> | Commissioner Flores                                                       |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**5. Public Forum - 4 minute time limit**

None.

**6. Ordinances First Reading Only (No Vote)**

**A. CP 2205-005 Wildwood Landing Phase 2**

Mayor Wolf read the title of Ordinance O2022-61. The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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**B. RZ 2205-005 Wildwood Landing Phase 2**

Mayor Wolf read the title of Ordinance O2022-62. The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR2.5C (Sumter County) to R-3 (City) for parcel D33-045 on 7.35 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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C. CP 2206-003 Stokes Industrial

Mayor Wolf read the title of Ordinance O2022-66. The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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D. RZ 2206-003 Stokes Industrial

Mayor Wolf read the title of Ordinance O2022-67. The applicant is seeking approval from the City Commission, for a Zoning Map Amendment to change the zoning district from PEU (City) to M-1 (City) for the parcels G07J001 & G07J002 on 0.96 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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E. CP 2205-004 Turkey Run

Mayor Wolf read the title of Ordinance O2022-63. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels G05V004, G05V005, and portions of G05V006, G05V007, G05V008, G05V009 & G05V012 on approximately 6 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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F. RZ 2205-004 Turkey Run

Mayor Wolf read the title of Ordinance O2022-65. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD to Central Mixed Use (CMU) for the parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013 on 41.09 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:</b> | <b>FIRST READING</b> |
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**G. CP 2206-004 Townhomes at Powell**

Mayor Wolf read the title of Ordinance O2022-56. The applicant seeks approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:            FIRST READING</b> |
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**H. RZ 2206-004 Townhomes at Powell**

Mayor Wolf read the title of Ordinance O2022-64. The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR5C, RR1C, and R2M (Sumter County) to CMU (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:            FIRST READING</b> |
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**I. PD 2205-002 Villas PD Amendment**

Mayor Wolf read the title of Ordinance O2022-58. Wildwood BTR, LLC seeks approval from the City Commission for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August of 2021 for 182 dwelling units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. First Reading Only. No Vote. No comments were offered or received.

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| <b>RESULT:            FIRST READING</b> |
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**7. Resolutions for Approval**

None.

**8. Financial & Contracts & Agreements**

- A. Wildwood Country Resort Lift Station #8 Relocation Pay App #2 for the amount of \$136,350.00**

Utility Supervisor Jason Martin presented a request for Wildwood Country Resort Lift Station #8 Relocation Pay App #2. No comments were offered or received. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Green                                                        |
| <b>SECONDER:</b> | Commissioner Flores                                                       |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**B. Collections Inventory Stock Parts in the amount of \$14,955.17**

Utility Supervisor Jason Martin presented a request for Collections Inventory Stock Parts. No comments were offered or received. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Flores                                                       |
| <b>SECONDER:</b> | Commissioner Green                                                        |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**9. General Items for Consideration/Discussion and Other Business**

**A. Justification for Sole Source Purchasing**

City Manager Jason McHugh presented the justification for Sole Source Purchasing. McHugh stated that the city has a purchasing policy in place that the commission adopted. McHugh stated there is a section in the policy for sole source purchasing. McHugh stated that the Utility Department is most affected by this, one example being water meters. The city does not purchase multiple brands. McHugh stated that there are three memos in the agenda packet for consideration. One from the city attorney stating that the city has legal standards to do so, one from the city engineer explaining why things are designed the way they are, and one from the utility director as to why this is done. McHugh recommended continuing to do as we have done in the past. Commissioner Elliott stated that he felt Sole Source was not good practice. It eliminated competition and could cause good and bad scrutiny for the city. Commissioner Elliott would like to see this policy reviewed from time to time.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Green                                                        |
| <b>SECONDER:</b> | Commissioner Elliott                                                      |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**B. Lift Station #6 (Peters Street) Pump Repair in the amount of \$10,760.47**

Utility Supervisor Jason Martin presented a request for Lift Station #6 Pump Repair. No comments were offered or received. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Flores                                                       |
| <b>SECONDER:</b> | Commissioner Green                                                        |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

C. Owner Direct Purchase Well Pump # 2 Ashley WTP in the Amount of \$85,000.00

Utility Supervisor Jason Martin presented a request for Owner Direct Purchase for Well Pump #2 Ashley WTP. No comments were offered or received. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Elliott                                                      |
| <b>SECONDER:</b> | Commissioner Green                                                        |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

D. Memo from Chief Parmer - Police Officer Starting Pay Recommendation

Chief Parmer presented a recommendation for starting pay for Police Officers. McHugh stated that the Human Resource Director would be working directly with the Police Department to implement these recommendations. McHugh stated that he would have a final analysis for all employees at the next budget workshop. Commissioner Elliott stated that he endorses the City Manager in implementing salary recommendations throughout the city. Vote 4-0.

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| <b>RESULT:</b>   | <b>Adopted</b>                                                            |
| <b>MOVER:</b>    | Commissioner Green                                                        |
| <b>SECONDER:</b> | Commissioner Flores                                                       |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

## 10. Appointments

Chief Parmer introduced the newly appointed Lieutenant Kinder.

## 11. City Manager Reports

### A. Construction Projects Update

**B. Press Release from FDOT - Northern Turnpike Extension Update**

City Manager Jason McHugh stated that FDOT released a statement canceling the Northern Turnpike Extension for the time being.

**12. Other Department Reports**

None.

**13. Commission Members Reports**

Commissioner Elliott stated that he and Commissioner Flores and Commissioner Green would be attending the 100th Anniversary of the League of Cities in Hollywood, Florida. Commissioner Elliott stated he would be meeting with the business coalition.

**14. City Attorney Reports**

None.

**15. Adjournment**

The meeting adjourned at 9:34 a.m.

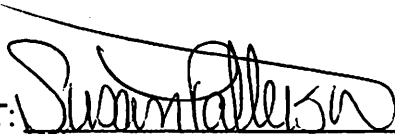
|                  |                                                                           |
|------------------|---------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>                                                          |
| <b>MOVER:</b>    | Commissioner Elliott                                                      |
| <b>SECONDER:</b> | Commissioner Green                                                        |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**Upcoming Events**

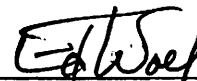
CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:

  
Susan Patterson, City Clerk

BY:

  
Ed Wolf, Mayor