

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 26, 2022 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro-Tem	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
Melanie Peavy	Development Services Director	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Public Hearings - Timed

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

A. FY23 Final Millage Adoption

Mayor Wolf read the title of Resolution R2022-20. As discussed during budget workshops, the millage rate for FY23 has been advertised at a rate of 3.0000. This is a 7.6% decrease from the FY22 millage rate of 3.2478. However, due to the Florida statute, this has been advertised as a tax increase because the rate is above the rolled-back rate of 2.8684. The proposed millage rate supports the FY23 operating budget and the transfer to the Capital Improvement Fund from which the major approved capital projects are funded. No comments were offered or received. Vote 4-1. Adopted at 7:03 p.m.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Bivins, Commissioner Flores, Commissioner Green
NAYES:	Commissioner Elliot

B. FY23 Final Budget Adoption

Mayor Wolf read the title of Resolution R2022-21. The FY2023 budget is being presented for official approval by the Commission. As discussed at budget workshops, the budget was produced in accordance with State Statutes and in support of city-wide goals. The budget

incorporates a millage rate of 3.0000 mills, which is 7.6% less than the current year's millage rate of 3.2478. No substantive changes have been made to any major program or purchases identified in the draft provided at the third budget workshop. No comments were offered or received. Vote 5-0. Adopted at 7:05 p.m.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. AN 2206-002 Tillman Villas

Mayor Wolf read the title of Ordinance O2022-70. The owner, Carol Bennett, has submitted a voluntary annexation application for parcel C36-005. The property to be annexed totals 20 acres MOL and is located on the west side of CR 209 and approximately 0.25 miles south of E C 462. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. CP 2203-002 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-73. 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 Medium Density Residential (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. RZ 2203-002 Wildwood Apartments

Mayor Wolf read the title of Ordinance O2022-74. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

F. Tri-County Sanitation Franchise Agreement Amendment

Mayor Wolf read the title of Ordinance O2022-75. The City passed Ordinance O2017-18 on April 10, 2017, granting Tri-County Sanitation, LLC, a non-exclusive franchise for solid waste services within The Villages® development lying south of SR 44. Section 11 of the Ordinance allows for an annual adjustment to fees on October 1 equal to 100% of the Consumer Price Index (CPI), Urban Wage Earners and Clerical Workers, United States, South Urban, Not Seasonally Adjusted, All items less energy Consumers, published by the U.S. Department of Labor, Bureau of Labor Statistics for the preceding twelve (12) month Franchise Agreement period. The CPI index that is to be used is that of April to April for the previous twelve (12) months. The Ordinance further states that in no event shall the increase be less than two percent (2%) and no greater than four percent (4%). This ordinance adjusts the rates in accordance with the stated requirements. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

G. CP 2206-005 Evolve at Wildwood

Mayor Wolf read the title of Ordinance O2022-78. The applicant seeks approval from the Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High-Density Residential (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

H. RZ 2206-005 Evolve at Wildwood

Mayor Wolf read the title of Ordinance O2022-79. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

I. AN 2207-001 Karpati Law

Mayor Wolf read the title of Ordinance O2022-80. The applicant, Judit Karpati, on behalf of the owners, GLK Holding Group LLC, has submitted a voluntary annexation application for parcel D18-023. The property to be annexed totals 1.2 acres MOL and is located on CR 201, approximately 0.6 miles west of N US 301. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

J. Increase to the Annual Salary of City Commission Members

Mayor Wolf read the title of Ordinance O2022-81. As discussed by the City Commission at the final budget workshop, an increase to Commissioner's salaries is desired. Pursuant to the City Charter, increases to Commissioner's salaries must be done by ordinance and become effective as of the "date of commencement of the term of Commission Members elected at the next General Election." The proposed salary increase has been drafted to comply with these requirements. Commissioner Elliott questioned the meaning of the CPI clause in the Ordinance. Attorney Joshua Bills stated that there was no conflict between the Ordinance and the City Charter. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

K. CDD 2208-001 Village CDD No. 15

Mayor Wolf read the title of Ordinance O2022-88. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as the Village Community Development District No. 15. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

3. Consent Agenda/Informational Items

Consent Agenda items a thru h. were adopted together with one vote.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Minutes for Approval: July 18, 2022 Special Meeting

B. Minutes for Approval: August 3, 2022 Commission Workshop

C. Minutes for Approval: August 8, 2022 Regular Commission Meeting

D. Minutes for Approval: August 22, 2022 Regular Commission Meeting

E. Expenditure Report

F. SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

G. Public Works Director Job Description

H. Budgeted Financial Items

1. Police - Laptop Purchase

4. Presentations and/or Proclamations

A. Proclaim October 2022 as National Family History Month

Mayor Wolf read the Proclamation proclaiming October 2022 as National Family History Month. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Proclaim October 2022 as National Colonial Heritage Month

Mayor Wolf read the Proclamation proclaiming October 2022 as National Colonial Heritage Month. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Forum - 4 minute time limit

Dean Taylor stated his concerns regarding highway 301 and maintenance, such as grass in the median and traffic, and would like to see a traffic study on the highway and the light at Peppertree. Mayor Wolf stated that Highway 301 is a state highway, and only parts of 301 are allowed to be taken care of by the city. Mayor Wolf agreed that it does not reflect well on the city. Taylor also suggested doing something with the abandoned railroad tracks. City Manager Jason McHugh stated that the city was trying to acquire the property.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

A. Waste Management Rate Adjustment

Mayor Wolf read the title of Resolution R2022-22. Waste Management has submitted their annual rate adjustment request. This rate will be effective October 1st. The rates attached to this Resolution are inclusive of the fuel surcharge of \$.77 which was approved by the Commission in July. The rates requested represent a 3% increase over the current rates. For a residential customer with one cart there will be an increase of \$.60/mo. on their City utility bill. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. FY23 Water and Wastewater Rates

Mayor Wolf read the title of Resolution R2022-23. As recommended in the most recent Revenue Sufficiency Analysis, this Resolution increases the rates for water and sewer services by 4%. This rate is based on the CPI for the Water and Sewerage Maintenance Series. The budget that has been adopted for FY23 was drafted utilizing these rates. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. FY23 Reclaimed Water Rates

Mayor Wolf read the title of Resolution R2022-24. As recommended in the most recent Revenue Sufficiency Analysis, this Resolution increases the rates for reclaimed water by 4%. This rate is based on the CPI for the Water and Sewerage Maintenance Series. The budget that has been adopted for FY23 was drafted utilizing these rates. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. City of Wildwood Strategic Plan 2023-2027

Mayor Wolf read the title of Resolution R2022-25. The attached resolution adopts the new Strategic Plan for the City of Wildwood. The Strategic Plan covers a 5-year planning time frame and is intended to be reviewed and updated every year or two. The plan establishes a mission and vision statement, defines the City's core values, and establishes six goals with associated action items and performance indicators. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. Local State of Emergency Declaration

City Manager Jason McHugh requested that the agenda be amended to include Resolution R2022-27. Mayor Wolf read the title of Resolution R2022-27. The following resolution declares a Local State of Emergency in response to Hurricane Ian. McHugh stated that the resolution was necessary to qualify for federal reimbursement. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

8. Financial & Contracts & Agreements

A. Sanitary Sewer Pipe Lining for Pleasantdale Drive in the Amount of \$71,115.00

Utility Director Mark Odell presented a request for Sanitary Sewer Pipe Lining for Pleasantdale Drive. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Repair of Wastewater SCADA and Other Peripherals in the Amount of \$10,054

IT Manager Paul Ketz presented a request for repair of the Wastewater Scada and other peripherals. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Municipal Services Complex Pay App #16 in the Amount of \$38,823.06

Public Works Director Jeremy Hockenbury presented a request for Municipal Services Complex Pay App #16. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. R12 Reuse Pump Repair in the Amount of \$13,985.29

Utility Director Mark Odell presented a request for R12 Reuse Pump Repair. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh asked for the agenda to be amended to include Resolution R2022-22. McHugh stated that the resolution was necessary to qualify for federal aid reimbursement. McHugh stated that the water quality issues seem to have been rectified with

the reversal of the water flow. McHugh thanked everyone for all their hard work.

12. Other Department Reports

None.

13. Commission Members Reports

Commissioner Elliott stated he had attended the Wildwood Business Coalition and the Florida League of Cities meeting. Commissioner Elliott mentioned the upcoming elections and encouraged everyone to vote. Commissioner Elliott also attended an ethics class on quasi-judicial hearings. Commissioner Elliott also mentioned internet scamming activity is on the rise.

Commissioner Elliott stated that he had found a copy of the Echo Newspaper dated 1954, which mentioned a financial report of the City of Wildwood.

Commissioner Green stated that he had attended the Regional Planning Committee meeting and that their elections had been held, and he was elected vice chair of the committee.

14. City Attorney Reports

None.

15. Adjournment

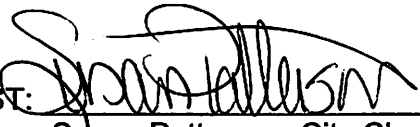
The meeting was adjourned at 7:46 p.m. No comments were offered or received. Vote 5-0.

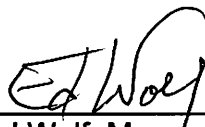
RESULT:	Adjourned
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: 
Susan Patterson, City Clerk

BY: 
Ed Wolf, Mayor