

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 28, 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
Ashley Hunt	City Attorney	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Dir	Present
Randall Parmer	Chief of Police	Present
Jeremy Hockenbury	Public Works Director	Present

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

2. Consent Agenda/Informational Items

The Consent Agenda Items a thru e were voted on together. 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

A. Minutes for Approval: October 24, 2022 Regular Commission Meeting

B. Minutes for Approval: October 31, 2022 Special Meeting

C. Minutes for Approval: November 14, 2022 Regular Commission Meeting

D. Expenditure Report

E. Budgeted Financial Items

1. Wildwood Community Center Camera System in the Amount of \$14,090.00
2. EQ Tank Cleaning by American Pipe & Tank in the Amount of \$118,000.00
3. Sidewalk Remediation and Condition Survey Services for a Not-To-Exceed Amount of \$50,000

3. Presentations and/or Proclamations

A. Proclaim December 9, 2022, as Creating a Buzz Through Community Service Day

Mayor Wolf read the Proclamation proclaiming December 9, 2022, as Creating a Buzz through Community Service Day. 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

4. Public Hearings - Timed

Mayor Wolf swore in city staff and members of the audience.

A. FY22 Final Budget Amendment

Mayor Wolf read the title of Resolution R2022-32. A Resolution amending the FY 2021-2022 budget Assistant Chief Financial Officer Lynzey McClellan stated that this final budget amendment for the fiscal year 2022 accounts for the transfers from the General Fund to the CIP Fund.

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

B. FY23 First Budget Amendment

Mayor Wolf read the title of Resolution R2022-34. A Resolution amending the budget for the FY23 budget year. This first amendment establishes a new expenditure account for the Water Department, account 401-533-30-5220 Water Meters.

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

C. CP 2203-003 Highfield at Twisted Oaks

Mayor Wolf read the title of Ordinance O2022-71. The applicant seeks approval and a favorable recommendation from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High-Density Residential (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. Development Services Director Melanie Peavy stated that the Highfield at Twisted Oaks Comp Plan project is adjacent to the Twisted Oaks Multi-Family. Peavy stated that the developer had voluntarily entered into a restrictive covenant for the project with 4 units per acre even though it is in the medium high-density residential land use category, which would allow 12 units per acre on the 104-acre property. Peavy stated that four letters had been received that were opposing the development. Mary Pat King, a representative from the Girl Scouts of America spoke about the opposition to the project and its proximity to Camp Wildwood. King stated the camp's concerns were for safety, vehicle traffic, land preservation, sexual predators, and invasive species. 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

D. RZ 2203-003 Highfield at Twisted Oaks

Mayor Wolf read the title of Ordinance O2022-72. The applicant seeks approval and favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C and RR5C (Sumter County) to R-4 (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. John Curtis a representative from Kolter Land stated that he hoped the development will be family-oriented and had voluntarily entered into the restrictive covenant. 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. CP 2110-002 One Hundred Oaks

Mayor Wolf read the title of Ordinance O2022-76. The applicant seeks approval from the City Commission for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low-Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020, and G30-048, on 118.92 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. RZ 2110-002 One Hundred Oaks

Mayor Wolf read the title of Ordinance O2022-77. The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from PUD and R-1 to R-3 for the parcels G19-011, G19-020 & G30-048 on 118.92 acres MOL. John Curtis, a representative from Kolter Land stated that they had voluntarily entered into a restrictive covenant for this project. 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

G. CP 2208-002 Twisted Oaks Multi-Family

Mayor Wolf read the title of Ordinance O2022-92. 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 (City) to High-Density Residential and Commercial (City) for the parcels D31-016, D31-002 & D31-003 on 19.15 acres of residential MOL and 3.12 acres of commercial 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

H. RZ 2208-002 Twisted Oaks Multi-Family

Mayor Wolf read the title of Ordinance O2022-93. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning C-3 (City) to R-5 & C-3 (City) for the parcels D31-016, D31-002 & D31-003 on 21.24 acres MOL. 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

I. AN 2209-002 A&A Plaza

Mayor Wolf read the title of Ordinance O2022-95. The applicant, A&A Brothers LLC, on behalf of the owners, Ammar Mousa and Amer Al-Shareef, has submitted a voluntary annexation application for parcel K09A004. The property to be annexed totals 5 acres MOL and is located along E C 470, south and east of CR 500, and approximately 0.5 miles west of Marsh Bend Trail. 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

5. Public Forum - 4 minute time limit

Danny Smith of Smith & Smith Realty invited the Commission to come out and watch the Christmas Parade at the Smith & Smith Realty Office.

6. Ordinances First Reading Only (No Vote)

None.

7. Resolutions for Approval

A. Water Meter Installation Charges

Mayor Wolf read the title of Resolution R2022-33. This resolution allows the staff to adjust the charges for meters based on the current market price. The resolution sets a minimum and maximum rate for water meters. This will keep the installation of water meters from becoming a burden on the utility department's operating costs. 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

8. Financial & Contracts & Agreements

A. Request for Blanket Purchase Agreement with Ferguson Waterworks in the Amount of \$210,000

Asst. City Manager/CFO Cassandra Smith presented a request for a blanket purchase agreement with Ferguson Waterworks to purchase water meters. Commissioner Green questioned if these were for only new construction. Smith stated that they would be for whatever the department deemed them to be used for. City Manager Jason McHugh stated that this was separate from the meter replacement program. 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

B. Water and Wastewater Treatment Plant Chemicals Bid Results

Asst. City Manager/CFO Cassandra Smith presented a request for a Water and Wastewater Treatment Plant Chemical Bid results asking to give approval to the City Manager to negotiate a 2-year contract with Allied and Hawkins. 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

C. CR 209 Water Main Extension Phase No. 1 Pay App No. 4 in the Amount of \$136,952.87

Utility Supervisor Jason Martin presented a request for CR 209 Water Main Extension Phase No. 1 Pay App No. 4. 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

D. Wildwood Professional Plaza - Developer's Agreement

Development Services Director Melanie Peavy presented a request for Wildwood Professional Plaza Developer's Pioneering Agreement. 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

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh stated that the city was looking forward to Winterfest on Friday, December 1st. McHugh also cleared up the confusion of the advertisement for the Christmas Parade. McHugh also stated that there would be a change in the department report format.

A. Construction Projects Update

12. Other Department Reports

A. NPDES MS4 Year 1 Report

Public Works Director Jeremy Hockenbury presented a summary of the MS4 Permit activities.

13. Commission Members Reports

Commissioner Green gave an update on the Regional Planning Committee events. Commissioner Elliott gave an update on the Florida League of Cities events and stated that he would be a judge at the Constitutional Speech Contest. Mayor Wolf stated that the Turkey Trot was a success. Mayor Wolf also thanked the lady who wanted to remain anonymous for providing meals for the Police Department employees on Thanksgiving Day.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 8:02 p.m. No comments were offered or received. Vote 5-0.

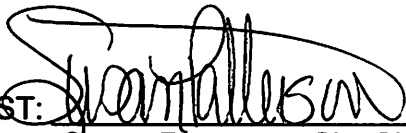
RESULT:	Adjourned
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

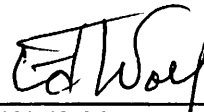
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SEAL

ATTEST:


Susan Patterson, City Clerk

BY:


Ed Wolf, Mayor