

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 9, 2023 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
Ashley Hunt	City Attorney	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Susan Patterson	City Clerk	Present
Randall Parmer	Chief of Police	Present
Melanie Peavy	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Amanda Salazar	Parks & Recreation Director	Present

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

2. Oath of Office to Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores by Judge Paul Militello

Judge Paul Militello swore into office Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores.

3. Selection of Mayor Pro Tem

Commissioner Julian Green nominated Commissioner Pamala Harrison-Bivins to continue as Mayor Pro-Tem for the year 2023, the motion was seconded by Commissioner Marcos Flores.

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

4. Consent Agenda/Informational Items

City Manager Jason McHugh asked that items C1 and C2 be removed from the Consent Agenda. No comments were offered or received. Vote 5-0.

RESULT:	Tabled
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

Consent Agenda Items A, B, and C3 were approved together. 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

A. Expenditure Report

B. PLAT 2211-003 Middleton Unit 1 Final Plat

C. Budgeted Financial Items

1. Lift Station Fence Repairs for the Amount of \$19,920.00
2. Lift Station Wet Well Rehab and Safety Hatch Replacements in the Amount of \$77,147.00
3. WWTF Internal Reuse Pump Replacement in the Amount of \$35,569.80

5. Presentations and/or Proclamations

None.

6. Public Hearings - Timed

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

A. CP 2209-001 VPSD #46

Mayor Wolf read the title of Ordinance O2022-90. The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City)

for the parcels G32-008 & G32-027 on .99 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

B. RZ 2209-001 VPSD #46

Mayor Wolf read the title of Ordinance O2022-91. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels G32-008 & G32-027 on 0.99 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

C. PD 2205-001 Turkey Run PD Amendment

Mayor Wolf read the title of Ordinance O2022-96. LPG Urban & Regional Planners, Inc is seeking approval from the City Commission for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed-use PDs and includes a list of permitted uses. 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

7. Public Forum - 4 minute time limit

Hillary Lyals asked if the city was slowing down applications for development because they were in the process of trying to sell some of their land and this would hinder buyers. City Manager Jason McHugh stated that the city was in the process of doing a wastewater treatment plant expansion along with an analysis to determine the capacity the plant would need to have to be able to serve the existing residents along with all the new development that would be coming to Wildwood. McHugh stated that as soon as the analysis was completed and the engineers could determine the capacity and size needed, the city would then begin taking on new development and construction projects. Gerard and Amanda Corbin also spoke on the decrease in development and also about the city bringing in developers that would only develop affordable housing. Domonic Bowers asked if the City Manager and Commission communicated and

discussed issues with the County and the Villages before projects were started. City Manager McHugh stated that yes they were in communication and discussions on all projects that included them. Greg Beliveau stated that all the surrounding cities are having the same issues with growth and infrastructure problems and he would wait until the city finishes the analysis and then get back to working with the city on projects.

8. Ordinances First Reading Only (No Vote)

A. CDD 2211-001 Eastport Community Development District

Mayor Wolf read the title of Ordinance O2023-1. 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 Eastport Community Development District. The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
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B. CDD 2211-002 Middleton Downtown

Mayor Wolf read the title of Ordinance O2023-2. 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 Middleton Downtown Community Development District. The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. First Reading Only. No comments were offered or received. No Vote.

RESULT:	FIRST READING
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9. Resolutions for Approval

None.

10. Financial & Contracts & Agreements

A. City Hall HVAC Renovation Pay App #5 in the Amount of \$19,358.10

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Renovation Pay App #5. 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

B. CR 209 Water Main Extension Phase No. 1 Pay App No. 5 in the Amount of \$186,732.72

Utility Supervisor Jason Martin presented a request for CR 209 Water Main Extension Phase No 1 Pay App # 5. 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

C. RFQ #2023-02 - Professional Architectural Services for Recreation and Community Outreach Center

Parks and Recreation Director Amanda Salazar presented a request for approval on RFQ #2023-02 Professional Architectural Services for a Recreation and Community Outreach Center, approving the selection committee's choice of Ohlson Lavoie Corporation and authorizing the city manager to enter into negotiations. 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

11. General Items for Consideration/Discussion and Other Business

A. Construction Financing Option with G3 Development

City Manager Jason McHugh presented a request for approval of Scenario #1 a Design Build P3 or Scenario #3 Construction Financing Option with G3 Development. Scenario #1 was approved. 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

12. Appointments

None.

13. City Manager Reports

A. 2022-2023 Tax Flyer

City Manager Jason McHugh discussed the 2022-2023 Tax Flyer. He stated that it would be on the City's website and that it would be made available to the residents in City Hall. McHugh stated that the Construction Manager at Risk RFQ for the wastewater treatment plant was due on Wednesday. Also, the Municipal Services Complex will be ready to move in the week of January 16th. McHugh stated that the local delegation meeting was scheduled for the week of the 16th and that he had submitted a \$4M appropriation request for the wastewater treatment plant expansion and that the Sumter County Board of County Commissioners would be submitting a letter of support.

B. Local Construction Projects Update

City Manager McHugh stated that the RFQ for Construction at Risk Management for the Wastewater Treatment Plant is due on Wednesday and the Municipal Services Complex building is ready to be moved into. Also, he would be attending a meeting with local delegates to discuss an appropriations request that the Sumter County Board of County Commission will be supporting.

14. Other Department Reports

None.

15. Commission Members Reports

Commissioner Green stated that he and the City Manager would be attending the Diamond Award presentation. Commissioner Bivins reminded everyone of the MLK Bar B Que Celebration this weekend.

16. City Attorney Reports

None.

17. Adjournment

The Meeting Adjourned at 8:00 p.m.

RESULT:	Adjourned
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
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
Susan Patterson, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor