CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
March 20, 2023 9:00 AM
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
Joshua Bills	City Attorney	Present
Randall Parmer	Chief of Police	Present
Melanie Peavy	Development Services Dir.	Present
Susan Patterson	City Clerk	Present

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

Mayor Wolf called for an amendment to the agenda to include the second and final hearing of Ordinance O2023-16. Vote 5-0.

RESULT:	**Amendment to Agenda**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

2. **Consent Agenda/Informational Items**

A. Grant of Easement from The Villages Land Operating Company, LLC to the City of Wildwood

Consent Agenda Item A approved. 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

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed

A. Development Moratorium

Mayor Wolf read the title of Ordinance O2023-16. At a special called meeting of the Commission on March 6th, Development Services Director Melanie Peavy conducted a presentation concerning the growth pattern within Wildwood and its impact on city services. Following the presentation, the Commission deliberated about how to address the continuing demand for development within the City and the ability of the City to provide sufficient services to the community. The determination made via majority vote of the Commission was to impose a temporary moratorium on future land use map amendments and rezoning applications that would increase a parcel's residential density entitlements until the staff is able to obtain additional information that supports the City's ability to adequately provide the needed services. This ordinance, drafted by the City Attorney's office, sets out the terms for the temporary moratorium. Staff will work diligently during the moratorium to solicit firms who can provide the additional analysis needed to ensure the City can meet the level of service required by future development. Commissioner Green stated his concerns against the temporary moratorium on development, stating that the ordinance is not in step with the city's forward-thinking plan and if the ordinance were to move forward, it would need a clause that excluded affordable housing. He suggested the City could hire more staff, and urged the other Commissioners to vote against the ordinance. Commissioner Elliott stated that the commission does not require everyone to vote alike but feels the ordinance is what the city needs at this time and urged the Commissioners to vote for the ordinance. Mayor Wolf stated that the ordinance stated that you could not bring in or change or increase what the city has now. Mayor Wolf would like to see the apartments that are being built now being rented out before the city starts overbuilding. Mayor Wolf asked for a motion to adopt the ordinance. Commissioner Elliot made the motion. Mayor Wolf relinquished the gavel to Mayor Pro Tem Bivins so he could second the motion to adopt the ordinance. The vote was taken, and the results were two ayes and three nayes. Commissioner Green asked if the item could be brought back at another time and bring in more staff for development services in the budget. Mayor Wolf stated that staff was not the reason for the temporary moratorium. City Manager Jason McHugh stated that the concerns were for the infrastructure of the water and wastewater facilities.

RESULT:	**Defeated**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Wolf
AYES:	Mayor Wolf, Commissioner Elliott
NAYES:	Mayor Pro Tem Bivins, Commissioner Flores, Commissioner Green

Commissioner Elliott suggested moving forward with the growth analysis part of the ordinance. The motion was made to move forward with a growth analysis. Vote 5-0.

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

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

   None.

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

   None.

7. **Resolutions for Approval**

   A. Meeting Rules and Procedures Policy

   Mayor Wolf read the title of Resolution R2023-8. At a recent workshop, the Commission received information from the City Attorney's office regarding the proper process for handling various types of public hearings and other information related to public input at Commission meetings. Following the presentation, it was determined that it would be beneficial to adopt rules and procedures for conducting commission meetings. This resolution formally adopts a new policy for the conduct of Commission meetings. 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

8. **Financial & Contracts & Agreements**

   A. Award the Fireworks Display RFP to Zambelli Fireworks

   Parks and Recreation Director Amanda Salazar presented a request for approval of the Fireworks Display Contract. Salazar stated that there were three options to choose from. Option One, the display, stays the same. Option Two would be to increase the shell size to be able to be seen above some of the larger trees that are in the area. Option Three would include a New Year's Eve display along with Options One or Two. Commissioner Bivins and Commissioner Elliott would like to see a New Year's Eve display. Commissioner Elliott motioned to approve Option Two and Option Three. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Contract Documents with G3 Development for Downtown Redevelopment

City Manager Jason McHugh presented the request to approve the G 3 Development Contract for the Parking Garage and the Downtown Redevelopment of Commercial Buildings. 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. Reimbursement to Sumter County BOCC for the Construction Costs of the Force Main Portion of the Buena Vista Extension Project in the Amount of $300,270.00

Assistant City Manager Cassandra Smith presented a request to reimburse Sumter County BOCC for the construction cost of the Forcemain Portion of the Buena Vista Extension Project. 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 stated that the city had always been very development friendly, but with the ordinance being defeated, there would need to be changes in the way the city would continue to operate going forward. McHugh stated that the city would not be able to maintain the level of service that the city has been giving. McHugh stated that the public interest and the well-being of the city are his concerns and will continue to be going forward. McHugh stated that Commissioner Greens' comments on hiring more staff to relieve some of the load were not that easily done because there were not that many applicants applying. Also, the water and wastewater infrastructure was his main concern, and the infrastructure issues would need to be addressed as soon as possible.

A. FY 23-24 Budget Calendar

City Manager Jason McHugh stated that the Fiscal Year 23-24 Budget Calendar was on the agenda and asked that the commissioners look over the dates and times to see if there were any conflicts.

12. Other Department Reports

None.

13. Commission Members Reports

Commissioner Elliott stated that he had read in the paper that the Sumter County Sheriff's Department had partnered with Lexus Nexus to create an online map that shows crimes in the area. Also, Wildwood High School has partnered with Habitat for Humanity. Commissioner Bivins stated that she liked the idea of the Flashlight Easter Egg Hunt for adults.

14. City Attorney Reports

None.

15. Adjournment

The meeting was adjourned at 9:32 a.m. No comments were offered or received. Vote 5-0.

RESULT:	**Adjourned**
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
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