CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 28, 2023 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present

Mayor Ed Wolf brought the meeting to order at 7 p.m., followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the consent agenda. Items A through F were voted on together. No comments were offered or received. Vote 5-0.

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

A. Expenditure Report

B. Minutes for Approval: June 5, 2023 Workshop

C. PLAT 2306-005 VOSO Unit 212 Final Plat

D. PLAT 2306-006 VOSO Unit 211 Final Plat

E. PLAT 2306-007 VOSO Unit 209 Final Plat

F. PLAT 2306-008 VOSO Unit 216 Final Plat

3. Presentations and/or Proclamations

Mayor Wolf requested to move Resolution R2023-16 Local State of Emergency Declaration - Idalia to Section 3. Presentations and/or Proclamations.

4. Public Hearings - Timed - Legislative

A. CP 2304-002 Pen-a-ckle Pickleball Pavilion

Mayor Wolf read aloud the title of Ordinance O2023-28 CP 2304-002 Pen-a-ckle Pickleball Pavilion. The applicant, Lamar Underwood, representing MGE Holdings LLC, sought 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 Commercial (City) for parcel G16-107 on 4 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

B. CP 2303-001 Blount Development at Peppertree

Mayor Wolf read aloud the title of Ordinance O2023-39 CP 2303-001 Blount Development at Peppertree. The applicant, LPG Urban & Regional Planners, Inc, sought approval from the CIty Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (County) to Medium Density Residential - MDR (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. During public comment, Mary Bell addressed the Commission. She inquired about the timeline and process for the project. No other 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. CP 2306-003 New Horizon Plaza

Mayor Wolf read aloud the title of Ordinance O2023-41 CP 2306-003 New Horizon Plaza. The applicant, LPG Urban & Regional Planners, Inc, sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial and Commercial (City) to Commercial (City) for a portion of parcel G18-009 on 18.01 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

D. CP 2305-004 Wildwood Land Company

Mayor Wolf read aloud the title of Ordinance O2023-43 CP 2305-004 Wildwood Land Company. The applicant, Wildwood Land Company LLC, sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential (City) to Central Mixed Use (City) for parcel G05C090 on 0.53 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

5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2303-003 Pen-a-ckle Pickleball Pavilion

Mayor Wolf read aloud the title of Ordinance O2023-33 RZ 2303-003 Pen-a-ckle Pickleball Pavilion. The applicant, Lamar Underwood, representing MGE Holdings LLC, sought a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for parcel G16-107 on 4 acres MOL. 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

B. RZ 2303-001 Blount Development at Peppertree

Mayor Wolf read aloud the title of Ordinance O2023-40 RZ 2303-001 Blount Development at Peppertree.The applicant, LPG Urban & Regional Planners, Inc, sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for parcels D30-016, D30-043, D30-083, and D30-097 on 23.79 acres MOL. Development Services Director Melanie Strickland clarified that these hearings were only for the land use and rezoning of the property, and further addressed questions posed by Ms. Bell earlier in the meeting. No other 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

C. RZ 2304-004 New Horizon Plaza

Mayor Wolf read aloud the title of Ordinance O2023-42 RZ 2304-004 New Horizon Plaza. The applicant, LPG Urban & Regional Planners, Inc, sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for a portion of parcel G18-009 on 18.01 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

D. RZ 2305-004 Wildwood Land Company

Mayor Wolf read aloud the title of Ordinance O2023-44 RZ 2305-004 Wildwood Land Company. The applicant, Wildwood Land Company LLC, sought a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for parcel G05C090 on 0.53 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

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

   Mary Bell further addressed the Commission, requesting information from the developers of the Blount Development at Peppertree project. City Manager Jason McHugh advised that staff would be able to handle all of her requests regarding the project after the meeting.

   Wanda Sanchez addressed the Commission regarding ongoing flooding issues at her home on Powell Street.

7. **Ordinances First Reading Only (No Vote)**
   None.

8. **Resolutions for Approval**
   None.

   A. Local State of Emergency Declaration - Idalia

   Mayor Wolf read aloud Resolution R2023-16, declaring a Local State of Emergency in response to Hurricane Idalia. The resolution was to remain in effect for a period of 10 days, unless otherwise extended by the City Commission. 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

9. **Financial & Contracts & Agreements**

   A. Heating, Ventilation, and Air Conditioning (HVAC) Preventative Maintenance and Repair Services

   Public Works Director Jeremy Hockenbury presented the item. The Public Works Administration solicited professional Heating, Ventilation, and Air Conditioning (HVAC) Preventative Maintenance and Repair Services through a Request for Proposals (RFP). As a result, the City received four proposals, with Air Mechanical & Service Corporation being the highest-ranked vendor. Approval was requested to enter into contract negotiations with the vendor. No comments were offered or received. Vote 5-0.

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

   B. Funding Authorization for Pavement Rejuvenation Services

Public Works Director Jeremy Hockenbury presented the item. The City Commission approved funding in the FY 2023 budget to implement the City's Pavement Management Program. Pavement Technology, Inc., a company that provides asphalt rejuvenation services, offered piggyback pricing for the project based on the City of Lakeland's Contract Bid No. 9003. Approval was requested to spend a not-to-exceed amount of $60,000 with Pavement Technology, Inc. for those services. No comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

C. Purchase of Replacement Gear Box Assembly for North Clarifier in the Amount of $27,500.00

Assistant Utilities Director Jason Martin presented the item. During routine preventative maintenance, the utility department discovered that the north clarifier gear box at the wastewater treatment facility was nearing the end of its service life. Staff made repairs to the equipment multiple times over the last several months before determining that a replacement gear box assembly was necessary. Approval was requested to purchase the replacement part from Walker Process Equipment. No comments were offered or received. Vote 5-0.

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

D. Kimley-Horn Work Authorization No.1 for Construction Administration of the Continental WWTF Lift Station and SR 44 Force Main Project for $84,750.00

Assistant Utilities Director Jason Martin presented the item. The SR 44 forcemain and Continental master lift station are part of the Continental Country Club Wastewater Treatment Facility decommissioning project that was identified in the City's Capital Improvement Program. The City retained Kimley-Horn and Associates to complete the engineering analysis, design, and bid specifications. The project was awarded in June 2023 to DB Civil Construction. Approval was requested to pay Kimley-Horn for Work Authorization No. 1 to conduct the construction administration duties for the project. Mayor Ed Wolf requested clarification on what those duties entailed. No other comments were offered or received. Vote 5-0.

RESULT:	**Approved**
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

E. Irrigation Meter Supplies for 60 New Installs in the Amount of $29,395.20

Assistant Utilities Director Jason Martin presented the item. To ensure staff can continue to keep up with the demand for irrigation meter installations, approval was requested to purchase additional equipment to keep in stock. This would avoid any backlog of installation requests while waiting for equipment to be received. No comments were offered or received. Vote 5-0.

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Updated Stop-Control at Intersection of 4th Street and Ross Street

City Manager Jason McHugh provided an overview of the memo from the City's engineer, Kimley-Horn and Associates. This project was completed after the Commission and residents expressed concern over the safety of the intersection. The new stop-control measures were installed per the engineer's recommendation.

B. Construction Projects Update

City Manager Jason McHugh provided an overview of the various construction projects underway in the city. This included an update on the construction schedule for the parking garage to be built on Main Street. The schedule was updated to reflect construction beginning in January 2024 rather than the original anticipated date of March 2024. McHugh advised he would remain vigilant in communicating with local businesses impacted by this project as well.

McHugh urged residents to be prepared for Hurricane Idalia, summarized information from Sumter County Emergency Management, provided information on the various shelter options within the city, and explained the hurricane's impact on city operations.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Joe Elliott advised he recently attended a Wildwood Business Coalition meeting and provided information on what had been discussed. He also attended the Sumter County Board of County Commissioners meeting and spoke about the vote taken on the proposed fire tax. Elliott urged residents to stay safe during the hurricane.

Mayor Ed Wolf read aloud an email he received regarding the helpfulness and professionalism of the Wildwood Police Department. He thanked Chief Parmer for his and his department's work.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 7:29 p.m.

RESULT:	**Adjourned**
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

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor