

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
October 18, 2023 9:00 AM
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
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present

Mayor Wolf brought the meeting to order at 9 a.m.

2. Item(s) for Discussion

C. Property Acquisition Discussion

Mayor Wolf requested to move the item to the beginning of the meeting as Pastor John Christian was in attendance, to which the rest of the commission agreed. The item was presented by City Manager McHugh. He explained that two individuals reached out to see if there would be an interest in acquiring properties that are adjacent to city-owned properties. Mr. Jonathan Zier asked if the city might be interested in his two duplexes, located on York Street, adjacent to Dr. Martin Luther King, Jr. Community Center. The second individual, Pastor John Christian, asked if the city might be interested in his church, the Christian Worship Center (formerly the Martin Theatre), on Main Street, adjacent to the city's gazebo and parking lot. Acquisition of either property would facilitate the continuation of the city's redevelopment plans associated with the Downtown Master Plan. McHugh stated that appraisals for both properties were ordered, and the reports were included in the agenda packet. He also offered multiple potential uses for the buildings. He then requested direction

from the commission as to whether staff should proceed with negotiations. A short discussion was held regarding the potential of the properties. The commission ultimately directed McHugh to proceed with negotiations for both properties, and to bring his findings back to a regular commission meeting when completed for final approval.

A. Stormwater Presentation

The item was presented by Public Works Director Hockenbury. He recognized Stormwater Coordinator Tracy Kelley and GIS Specialist Kalpana Gelli for their hard work putting the presentation together. The presentation provided an overview of staff's NPDES MS4 year II stormwater permit goals, discussed Watershed Management Plan (WMP) findings, established priority of WMP projects and future funding, and provided a list of recommendations staff requested consent to move forward with. The commission asked brief clarification questions throughout. At the end of the presentation, a discussion was held regarding the stormwater issues identified, how the city can regulate them, the limitations of Development Services provided by the state, and funding for the proposed projects. The final consensus was that staff would bring back additional items for formal consideration at a regular meeting.

B. Live Local Act Presentation

The item was presented by Development Services Director Strickland. The presentation provided an overview of the new Live Local Act, its effects on local government, and its limitations with respect to land use. After the presentation, a discussion was held regarding what the city could do to incentivize affordable housing developers. City Manager McHugh then reminded the commission that the next meeting agenda would include the resolution required to identify which city-owned properties were suitable for affordable housing. Strickland thanked Development Services Assistant Director Wendy Then for her assistance in putting the presentation together.

3. Adjournment

The meeting was adjourned at 10:47 a.m.

RESULT:	Adjourned
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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor