

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
February 26, 2024 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 |
| 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 |
| Jason Martin           | Assistant Utilities Director  | Present |

Mayor Wolf called 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 D were voted on together. No comments were offered or received. Vote 5-0.

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

A. Expenditure Report

B. Minutes for Approval: November 6, 2023 Special Meeting

C. PLAT 2306-004 Wildwood Landing Final Plat

D. Budgeted Financial Items

1. Purchase of 50 Manhole Rings and Covers in the Amount of \$26,470.50

2. Rehab and Coating of 29 Manholes by RCM Utilities in the Amount of \$70,937.50

### 3. Presentations and/or Proclamations

A. Proclaim March 2024 as Irish American Heritage Month

Mayor Wolf read a proclamation declaring March 2024 as Irish American Heritage Month. Sean Canning read a prepared statement regarding the history of the Irish in the United States. He then thanked the Commission for adopting the proclamation. No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                       |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

B. Proclaim March 2024 as Problem Gambling Awareness Month (PGAM)

Mayor Wolf read a proclamation declaring March 2024 as Problem Gambling Awareness Month. Commissioner Elliott commented that he felt the proclamation recognized the importance of the recently passed legislation regarding internet cafés. No further comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                       |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Commissioner Elliott                                                                                                  |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

### 4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and meeting attendees who planned to speak during the public hearings.

B. CP 2306-001 Oxford Commons

Mayor Wolf read aloud the title of Ordinance O2023-68 CP 2306-001 Oxford Commons.

The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Medium Density Residential (City) to Commercial (City) for parcels D18-019, D18-020, D18-022, and D18-122, consisting of 2.10 acres, MOL. No comments were offered or received. Vote 5-0.

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

#### 5. Public Hearings - Timed - Quasi-Judicial

##### A. RZ 2306-001 Oxford Commons

Mayor Wolf read aloud the title of Ordinance No. O2023-69 RZ 2306-001 Oxford Commons. The applicant sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6C (County) and R-3 (City) to C-3 (City) for parcels D18-019, D18-020, D18-022, and D18-122, consisting of 2.10 acres, MOL. No comments were offered or received. Vote 5-0.

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

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

None.

#### 7. Ordinances First Reading Only (No Vote)

##### A. Text Amendment to the City's Land Development Regulations

Mayor Wolf read aloud the title of Ordinance No. O2024-2 Text Amendment to the City's Land Development Regulations. Staff sought approval from the City of Wildwood City Commission for the proposed Text Amendments to the Land Development Regulations made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan. First reading only. No vote.

|                |                      |                                   |
|----------------|----------------------|-----------------------------------|
| <b>RESULT:</b> | <b>FIRST READING</b> | <b>PUBLIC HEARING: 03/11/2024</b> |
|----------------|----------------------|-----------------------------------|

##### B. AN 2401-001 Hernandez Annexation

Mayor Wolf read aloud the title of Ordinance No. O2024-3 AN 2401-001 Hernandez Annexation. The owners/applicants, Aleli and Brenda Hernandez, submitted a voluntary annexation for parcel G05-029. The property to be annexed totaled approximately 5.63 acres and is located at 707 Missouri Avenue, Wildwood, FL 34785. First reading only. No

vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> | <b>PUBLIC HEARING: 03/11/2024</b> |
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C. AN 2402-001 Evolve at Wildwood Annexation

Mayor Wolf read aloud the title of Ordinance No. O2024-4 AN 2402-001 Evolve at Wildwood Annexation. The applicant, Evolve Companies, LLC, submitted a voluntary annexation for parcel D17-065. The property to be annexed totaled approximately 0.553 acres and is located at 4117 CR 108, Oxford, FL 34484. First reading only. No vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> | <b>PUBLIC HEARING: 03/11/2024</b> |
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**8. Resolutions for Approval**

None.

**9. Financial & Contracts & Agreements**

A. Pay Application No. 2 for Main Street Parking Garage in the Amount of \$243,178.79

Development Services Director Melanie Strickland presented Pay Application No. 2 for the Main Street Parking Garage Project for approval. McHugh and Strickland provided the Commission with an update on the status of the project. No further comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                       |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                   |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

B. Ashley WTP Well No. 2 Construction Final Pay Application for Citrus Well Drilling for the Amount of \$219,325.00

Assistant Utility Director Jason Martin presented Pay Application No. 2 for the Ashley Water Treatment Plant project. Martin indicated that this was the final pay application for the project. No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                       |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Commissioner Elliott                                                                                                  |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

C. Barwick Street 2" Galvanized Water Main Replacement for the Amount of \$85,623.00

Assistant Utility Director Martin requested approval of a quote to replace a galvanized water main line on Barwick Street. The project was part of the department's continuing efforts to replace old galvanized water lines with new pvc lines to reduce instances of water discoloration. No comments were offered or received. Vote 5-0.

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| <b>RESULT:</b>   | <b>Approved</b>                                                                                                          |
| <b>MOVER:</b>    | Commissioner Elliott                                                                                                     |
| <b>SECONDER:</b> | Commissioner Green                                                                                                       |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**D. Replacement Gearbox for Kruger Rotor for the Amount of \$52,231.94**

Assistant Utility Director Martin requested approval for the purchase of a replacement gearbox for a Krueger Rotor. The department recently used the spare part in inventory to replace an old gearbox and this purchase would place one back into inventory. No comments were offered or received. Vote 5-0.

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|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                                          |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                               |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                      |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**E. Foundation Services Invoice Approval for Emergency Repairs on Scardino Street in the Amount of \$103,211**

Public Works Director Jeremy Hockenbury presented an invoice for emergency repairs on Scardino Street. He indicated that this should be the final payment for the repairs. No comments were offered or received. Vote 5-0.

|                  |                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Approved</b>                                                                                                          |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                               |
| <b>SECONDER:</b> | Commissioner Green                                                                                                       |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins,<br>Commissioner Elliott, Commissioner Flores, Commissioner Green |

**10. General Items for Consideration/Discussion and Other Business**

None.

**11. Appointments**

None.

**12. City Manager Reports**

City Manager McHugh provided his local construction projects update. He reminded the Commission of the upcoming workshop scheduled for March 4th which would include an update on the Strategic Plan, a discussion of the use of the City's Lee Street property for affordable housing, and a discussion of the starting pay for police officers. McHugh offered praise to the Parks & Recreation team, and Brandon Hall in particular, for the successful opening day of baseball.

**A. Construction Projects Update**

**13. Other Department Reports**

None.

#### 14. Commission Members Reports

Commissioner Elliott noted that he had attended funeral services for Mayor Bobby Yost and Marlene O'Toole; he presided over Teen Court and commended Erin Munz for her work on the program; he attended a Wildwood Outreach Ministries event put on by Gene Baker; and received a report from Dr. Zelnick regarding the results of dental evaluations in the Sumter County School District. Results were positive, but Elliott indicated that he would like the Commission to revisit the topic of fluorination of the water system.

Commissioner Green thanked staff members McHugh, Strickland, and Piotrowicz for attending the Diamond Awards Ceremony which he emceed for the East Central Florida Regional Planning Council. Green also noted that the Wildwood High School Girls Basketball team was headed to State.

Mayor echoed McHugh's praise of the Parks & Recreation team on the successful opening day of baseball.

#### 15. City Attorney Reports

None.

#### 16. Adjournment

The meeting adjourned at 7:30 p.m.

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|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>                                                                                                      |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | 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