

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL MEETING
November 6, 2023 5:30 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
Lynzey McClellan	Assistant CFO	Present
Jeremy Hockenbury	Public Works Director	Present

Mayor Wolf called the meeting to order at 5:30 p.m., followed by the invocation and Pledge of Allegiance.

A. Swear in City Staff and Public Speakers

2. Consent Agenda/Informational Items

None.

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed - Legislative

A. FY24 Final Millage Adoption

Mayor Wolf read aloud the title of Resolution R2023-29 FY24 Final Millage Adoption.

Assistant City Manager/CFO Smith presented the item. An error was discovered in the tax calculation for Fiscal Year 2024. The 2.8287 millage rate adopted by the City Commission on September 25, 2023, was incorrectly presented as the rolled-back rate due to the calculation error. The actual rolled-back rate was 2.8051, a difference of 0.0236, or less than a 1% difference. State law required the City to re-advertise and hold a new public hearing on the proposed millage rate, which remained at 2.8287 due to the TRIM timeline requirements. This was advertised as a tax increase as the proposed tax rate was above the rolled-back rate. However, the rate was less than the prior year's millage rate of 3.0000. 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

B. FY24 Final Budget Adoption

Mayor Wolf read aloud the title of Resolution R2023-30 FY24 Final Budget Adoption. Assistant City Manager/CFO Smith presented the item. The FY2024 budget was presented for re-approval by the Commission. As discussed during the previous item, an error was discovered in the tax calculation for Fiscal Year 2024. State law required the City to re-advertise and hold a new public hearing on the proposed budget. The budget incorporated a millage rate of 2.8287 mills, which was 6.0% less than the FY23 millage rate of 3.0000 mills. No changes were made to any program or purchases identified in the budget that was adopted on September 25, 2023. 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

5. Public Hearings - Timed - Quasi-Judicial

None.

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Award of Mowing and Landscape Maintenance Services Requests for Proposals

Public Works Director Hockenbury presented the item. The Public Works Department developed and initiated three preventative mowing and landscape maintenance services Requests for Proposals (RFPs) for the City's rights-of-way (ROW), utility sites and retention/detention ponds, and certain parks and recreation facilities. The decision was made

to contract these services to ensure that city-owned properties would be maintained consistently and efficiently, while staff could be utilized for other infrastructure projects. The RFPs called for qualified contractors to furnish all materials, labor, supervision, transportation, and equipment necessary for the proper care and maintenance of landscaping, mowing, irrigation, and related landscaping structures and systems. Hockenbury requested approval to award the RFPs to Brightview Landscape Services, Inc. for ROW, and Yellowstone Landscape Southeast, LLC for utility sites and ponds. No comments were offered or received. Vote 5-0.

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

A. Property Acquisition Discussion

City Manager McHugh presented the item. At the commission workshop on October 18, 2023, the City Commission authorized the City Manager to continue negotiations to potentially acquire properties located on York Street and the Christian Worship Center located adjacent to the City's gazebo on Main Street. McHugh advised the negotiations with Johnathan Zier, owner of the York Street properties, did not progress in a favorable direction. Mr. Zier sought \$300,000 per parcel, which was above the appraised value of \$174,000. McHugh believed submitting an offer to Mr. Zier, at or slightly above the appraised value, was unlikely to garner Mr. Zier's interest. Therefore, his recommendation was to end negotiations and not to submit an offer to purchase. McHugh then advised the negotiations with Pastor John Christian of the Christian Worship Center had progressed favorably towards acquisition at or slightly above the appraised value of \$805,000. His recommendation for that property was to authorize the City Attorney to submit an offer to purchase at the appraised value. He also advised this was his recommendation as he had not yet received direction from the commission to fund any part of the wastewater treatment plant expansion from the general fund, and that the best time to discuss that would be during the budget amendment in April 2024. There was a short discussion regarding funding. Commissioner Elliott made a motion to submit an offer to both property owners at their respective appraised values, and Commissioner Green seconded the motion. An extensive conversation was held discussing the potential uses of the properties. No further comments were offered or received. Vote 5-0.

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

City Manager McHugh then discussed a property that could potentially be used for a city stormwater pond. The City's Public Works Department worked with Kimley-Horn and Associates to design the Barwick Street improvements. A vital component of that project was identified as the acquisition of property for the construction of a drainage pond needed for the roadway construction. The new road and pond would also alleviate drainage issues that affected private properties along the roadway. Staff coordinated with the owner of a parcel at

the intersection of Barwick and St. Clair streets that would be suitable for the pond location. The property owner had recently listed the 4.7 acre property for sale at \$210,000. McHugh recommended that the City Commission strongly consider authorizing the City Attorney to submit an offer to acquire the parcel. City Attorney Hunt advised the commission he spoke with the real estate agent regarding the city's required process for purchasing the parcel, and the property owner was open to working with the city. A discussion was held regarding the options for buying the property. McHugh recommended moving forward with negotiations to purchase the entire property. Commissioner Elliott made a motion to authorize the City Attorney and City Manager to hold negotiations on the property as a first choice to acquire the entire property, and as a second choice to purchase a portion at appraised value. Commissioner Green seconded the motion. No further comments were offered or received. Vote 5-0.

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

11. Appointments

None.

12. City Manager Reports

None.

13. Other Department Reports

None.

14. Commission Members Reports

None.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 5:58 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