

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 22, 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 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 - C were voted on together. 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

A. Minutes for Approval: April 22, 2024 Regular Commission Meeting

B. Expenditure Report

C. SP 2312-007 Wildwood Training Center (Duke Energy)

3. Presentations and/or Proclamations

A. Proclaim the Month of July 2024 as National Parks and Recreation Month

Mayor Wolf read a proclamation declaring the month of July 2024 as National Parks and Recreation Month. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members that intended to speak during the public hearings.

B. CP 2309-002 Wildwood East

City Attorney Ashley Hunt advised the Commission that his office had been in contact with the attorney for the project's applicant, and they asked that the item be continued to a date and time certain to the next meeting on August 12, 2024, at 9 a.m. No further comments were offered or received. Vote 5-0.

RESULT:	Tabled
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

A. RZ 2309-002 Wildwood East

City Attorney Ashley Hunt advised the Commission that his office had been in contact with the attorney for the project's applicant, and they asked that the item be continued to a date and time certain to the next meeting on August 12, 2024, at 9 a.m. No further comments were offered or received. Vote 5-0.

RESULT:	Tabled
----------------	---------------

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

Resident Wayne Allen addressed the Commission regarding the status of the MLK Recreation Center. He also questioned if the city had a recreation committee that would be handling the coordination of the new center. He stated the Parks and Recreation Department was doing a great job. McHugh responded with the timeline of the project. A short discussion was held regarding the project, funding issues surrounding the wastewater treatment plant expansion, and lack of space for current sports programs.

Resident Tom Campbell addressed the Commission regarding the Oak Grove Village pump project and the flooding issues the neighborhood is still having. He was looking for an update on the status of the project for the construction of the new pump. McHugh responded with the timeline of the project, and the inclusion of the funding in the new fiscal year budget. A short discussion was held regarding the project.

Resident Judith Mason gave a public service announcement regarding a Square Dance Club she is a part of. The club would be offering square dance lessons for Wildwood at the Warfield Auditorium in partnership with the Parks and Recreation Department.

Mike Radcliffe, with Radcliffe Engineering, addressed the Commission as the engineer of record for SP 2201-002 Oxford Villages RV Resort. An extension of the site plan approval was on the agenda for the Commission's consideration as item 10.A. Radcliffe presented a report and evidence as to why he did not agree with city staff's recommendation of denial of the extension.

7. Ordinances First Reading Only (No Vote)

A. CP 2405-002 Michael DeMers

Mayor Wolf read aloud Ordinance O2024-42, CP 2405-002 Michael DeMers. The item was presented by Development Services Director Melanie Strickland. The applicant, Michael Rankin w/ LPG Urban and Regional Planners, LLC, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment Request to change the Future Land Use Map designation from Mobile Home Park (City) to Industrial (City) for parcels G18-023, G18-024, G18-025, and G18-026, on 0.913 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
------------------------------	--

B. RZ 2405-002 Michael DeMers

Mayor Wolf read aloud Ordinance O2024-43, RZ 2405-002 Michael DeMers. The item was presented by Development Services Director Melanie Strickland. The applicant, Michael Rankin w/ LPG Urban and Regional Planners, LLC, sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from MHP (City) to M-1 (City) for parcels G18-023, G18-024, G18-025, and G18-026, on 0.913 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: August 12, 2024
------------------------------	--

C. CP 2406-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud Ordinance O2024-44, CP 2406-001 Oxford Oaks Professional Plaza. The item was presented by Development Services Director Melanie Strickland. The applicants, Luisa Betancur and Rodolfo De Anda, sought approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for a portion of parcel D17-069 consisting of 0.17 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 12, 2024

D. RZ 2406-001 Oxford Oaks Professional Plaza

Mayor Wolf read aloud Ordinance O2024-45, RZ 2406-001 Oxford Oaks Professional Plaza. The item was presented by Development Services Director Melanie Strickland. The applicants, Luisa Betancur and Rodolfo De Anda, sought approval from the City of Wildwood City Commission for a Zoning Map amendment request to change the zoning designation from CL/ROW (Sumter County) to C-2 (City) for a portion of parcel D17-069 consisting of 0.17 acres of land MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: August 12, 2024

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. 4,255' of Sanitary Sewer Pipe Lining for Continental Country Club Gravity Sewer System for the Amount of \$230,687.50

Assistant Utilities Director Jason Martin presented a proposal for the installation of 4,255' of sanitary sewer pipe lining for the Continental Country Club gravity sewer system for the amount of \$230,687.50. He stated it was part of programmed annual maintenance to reduce inflow and infiltration (I&I). No further 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. Replacement Gearbox for Kruger Rotor for the Amount of \$52,231.94

Assistant Utilities Director Jason Martin presented a proposal for the purchase of a replacement gearbox for Kruger rotor for the amount of \$52,231.94. Martin stated a gear box had recently failed and staff utilized the spare in inventory to replace the failed unit. The purchase would restore inventory to have in the event of another failure. No further 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. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 7 in the Amount of \$120,993.16

Assistant Utilities Director Martin presented Pay App No. 7 for the Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main project in the amount of \$120,993.16. No further comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
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. Extension of Site Plan Approval for SP 2201-002 Oxford Villages RV Resort

Development Services Director Strickland presented a request from the applicant of Site Plan SP 2201-002 Oxford Villages RV Resort for an extension to their Site Plan approval. Case SP 2201-002 was originally considered by the City Commission on Monday, August 8, 2022, and was approved. In 2023, the applicant requested a one-year extension at the 07/10 regular City Commission Meeting, and it was approved. Strickland noted that the applicant had not paid impact fees. Therefore, a Development Permit has not been issued for the project. At the time of the first extension, the applicant was advised that the extension request received in 2023 would be the last extension that the City could grant for the following reasons:

- An extension had already been granted for the project and
- Since the approval of the project, changes to the City's Code of Ordinances had taken place where the development would not be allowed in a C-3 zoned parcel. The applicant would then have to rezone the property and commence the site plan process once again.

As a last resort, the applicant submitted a Development Permit extension based on a provision by the Florida Statute for emergency declarations made during Hurricane Nicole in September 2022; however, City staff believe that these provisions by Florida Statutes are not for site plan approval extensions but only for extensions to Development Permits.

RESULT:	Failed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	None
NAYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Setting the FY25 Millage Rate

Assistant City Manager/CFO Cassandra Smith presented the FY25 Millage Rate item. She stated that during the recent budget workshop it was mentioned that the preliminary FY25 budget has been drafted using the FY24 millage rate of 2.8287. This would be considered a tax increase because it is more than the FY25 rolled-back rate of 2.6499. The City must provide Sumter County with the proposed millage rate so that it can be placed on the TRIM notice that is mailed to all property owners within the city limits. Staff is requesting formal action to confirm an FY25 millage rate of 2.8287. No further 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

11. Appointments

A. Charter Review Committee Reminder

City Manager Jason McHugh reminded the commission of the need for each Commissioner to appoint a member to the Charter Review Committee. Once appointees were selected, a resolution would be brought before the commission to officially establish the committee.

12. City Manager Reports

A. Local Construction Projects Update

City Manager Jason McHugh provided an update on local construction projects in the city.

B. Set 2nd Budget Workshop for July 29, 2024 at 9:00am

City Manager Jason McHugh reminded the commission that the second budget workshop was scheduled for July 29, 2024, at 9 a.m. per the budget calendar. He reviewed a few of the items he would be bringing up at the workshop.

McHugh also provided an update on the school crossing guard program.

13. Other Department Reports

14. Commission Members Reports

Commissioner Elliott attended a recent meeting at a baptist church, and attended a groundbreaking for Encounter Church. He stated he felt that there were two major problems - church participation and the lack of nuclear families - and Encounter Church was addressing those issues. He would be attending the next meeting of The Villages Charter School Autism Council. He also attended the District 5 Circuit Court Academy, felt it was very informative, and encouraged others to attend. Elliott commended the Police Department. He felt the city should consider sponsoring field trips and possibly summer internship programs at all three Wildwood schools. He also spoke about the upcoming school supply event.

Commissioner Green spoke about a meeting he attended with ECFRPC regarding emergency management, and there were a few upcoming meetings he would chair.

Mayor Wolf mirrored Elliott's comments and commended the Police Department as he had received a complimentary email from a resident regarding his interaction with the PD. He also thanked staff regarding the Downtown Redevelopment projects. Wolf stated he had his Chat with a Commissioner, and there were a few issues that were brought to his attention, which were quickly addressed.

Commissioner Bivins encouraged citizens to take a look at the Parks and Recreation Program and Activity Guide, which included lots of important information about upcoming events, leagues, and programs.

15. City Attorney Reports

None.

16. Adjournment

With no further business, the meeting was adjourned at 7:56 p.m.

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

Upcoming Events

SEAL

ATTEST:

Jessica Barnes
Jessica Barnes, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

BY:

Ed Wolf
Ed Wolf, Mayor