

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 23, 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. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

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

B. FY25 Final Millage Adoption

Mayor Wolf opened a public hearing for the adoption of the FY25 millage rate and FY25 budget. Mayor Wolf stated that the City of Wildwood's rolled-back rate is 2.6499, and the proposed millage rate is 2.8287. Therefore, the increase in millage over the rolled-back rate is 6.75%. Assistant City Manager/CFO Cassandra Smith stated that the millage was advertised

as a tax increase, as discussed during budget workshops, but that the millage rate is the same rate as the FY24 millage rate. Mayor Wolf asked for comments from audience members. 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

C. FY25 Final Budget Adoption

Assistant City Manager/CFO Smith indicated that the budget was as presented during the budget workshops. Mayor Wolf asked if anyone wished to speak on the FY25 budget. 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. Adjustment to the Water and Wastewater Rates of the City of Wildwood's Utility System

Mayor Wolf read the title of Ordinance O2024-56, an ordinance providing for increases to the water, wastewater, and irrigation user charges and facility availability base rates. No comments offered or received. Vote 5-0.

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

3. Public Hearings - Timed - Quasi-Judicial

None.

4. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - H 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. Expenditure Report

B. Minutes for Approval: June 17, 2024 Regular Commission Meeting

C. Minutes for Approval: July 8, 2024 Regular Commission Meeting

D. PLAT 2408-004 VOSO Unit 184 Final Plat

E. SP 2403-007 Highfield at Twisted Oaks Amenity Center

F. Special Event Request for Mr. Swindle's Traveling Peculiarium

G. Wildwood Middle High School Homecoming Parade

H. WUDD FY24-25 Proposed Budget

5. Presentations and/or Proclamations

A. Proclaim October 2024 as Breast Cancer Awareness Month

Mayor Wolf read a proclamation designating October 2024 as Breast Cancer Awareness Month. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

Kelly Gladson of Oak Grove Village spoke to the Commission about flooding issues in her neighborhood. City staff had informed her that the City was waiting for grant funds to complete the project that would fix the issue. She felt like it was an indication that the City did not care about the problem; they have been dealing with standing water in low areas and the ground constantly being water logged.

Robin Brennan, also of Oak Grove Village, expressed concern about the flooding in her neighborhood. She stated that she had missed work because during flooding events they cannot get out. Neighbors have had to replace parts of their homes due to the conditions. She stated that she felt they had waited long enough for something to be done.

Marie Frances expressed concern about the state of drinking water in Florida. She also expressed concern about the conditions discussed at Oak Grove Village.

7. Ordinances First Reading Only (No Vote)

A. CP 2407-001 707 Missouri Ave

Mayor Wolf read the title of Ordinance O2024-53, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural

Residential (Sumter County) to Medium Density Residential (City) for the parcel G05-029 located at 707 Missouri Ave on 5.63 MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 14, 2024

B. RZ 2407-001 707 Missouri Ave

Mayor Wolf read the title of Ordinance O2024-54, an ordinance providing for the rezoning of parcel G05-029 located at 707 Missouri Ave from zoning district from RR1 (County) to R-2 (City) on 5.63 acres MOL. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 14, 2024

C. AN 2408-001 John Papagno Residential

Mayor Wolf read the title of Ordinance O2024-57, an ordinance providing for the annexation of parcel D19-031. The property to be annexed totals 2.32 acres MOL and is located approximately 0.08 miles east of the CR 209 and CR 214 intersection. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 14, 2024

8. Resolutions for Approval

A. FY25 Reclaimed Water Rates

Mayor Wolf read the title of Resolution No. R2024-21, a resolution establishing the reclaimed water rates for FY25. The resolution increased the rates for reclaimed water by the same percentage as the water rate increases, which was 5.3%. This rate was based on the CPI for the Water and Sewerage Maintenance Series. No comments were offered or received. Vote 5-0.

RESULT: Adopted

MOVER: Commissioner Flores

SECONDER: Commissioner Elliott

AYES: Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Owner Direct Purchase of Iron Filters for the CR 501 WTP Iron Filtration Project for the Amount of \$953,787.00

Assistant Utilities Director Martin presented a request for the owner direct purchase of iron filters for the CR 501 water treatment plant. On August 12, 2024, the City Commission approved and awarded the CR 501 Iron Filtration project. This project involves the installation and start-up of two 15,000 gallon iron filters at the CR 501 water treatment facility. This request is for the owner-direct purchase of the iron filters as specified in the engineer's design. No comments were offered or received. Vote 5-0.

RESULT: Approved

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

B. Owner Direct Purchase of a Generator for the Wastewater Treatment Facility for the Amount of \$439,750.00

Assistant Utilities Director Martin presented a request for the owner direct purchase of a generator for the Wastewater Treatment Facility. The current generator at the wastewater treatment facility has reached the end of its life cycle and is in need of replacement. The City was able to find an available generator ready to be shipped from one of our current contractors, Integrated Power Services. Staff are recommending the owner-direct purchase of the new treatment facility's generator to replace the current generator. The tax savings to owner direct purchase the unit will be \$26,435.00. No 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

C. Approval of Award for Request for Qualifications (RFQ) #2024-19 Pavement Management Consulting Services

Public Works Director Hockenbury presented RFQ #2024-19 for pavement management consulting services. On August 6, 2024, five (5) proposals were received and publicly opened. Qualification packets were ranked based on the vendor's proven capability, relevant experience, and method of approach to successfully delivering services. The selection committee ranked all firms and identified a short list of the top three firms during the September 4, 2024, meeting. The evaluation procedures concluded with the committee's consensus selection of the following rankings.

#1. Mott MacDonald Florida, LLC

#2. WithersRavenel, Inc.

#3. Jones Edmunds

Staff requested the Commission's approval of the ranking of firms of RFQ #2024-19 for pavement management services, and to authorize the City Manager to negotiate with the top ranking firm of Mott MacDonald Florida, LLC. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

D. Huey Street Improvements Project Payment Application 3 in the Amount of \$122,751.32

Public Works Director Hockenbury presented pay application No. 3 for the Huey Street improvement project. The project was approved by the Commission and awarded to Art Walker Construction Inc. on May 20, 2024. Art Walker is requesting Payment Application 3 in the amount of \$122,751.32 for site work performed from August 1 through August 31, 2024. The project is approximately 33% completed. 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

- E. Kimley-Horn Work Authorization #12 for Bidding and Construction Services for the Oak Grove Drainage Improvements Project in the Amount of \$50,000

Public Works Director Hockenbury presented work authorization #12 from Kimley Horn for bidding and construction services on the Oak Grove Drainage Improvements Project. The Oak Grove Drainage Improvements Project is included in the City's CIP. The project design and permitting were completed by Kimley Horn and Associates Inc. (KH). The proposal was requested from KH to provide bidding and construction services for the project. Robin Brennan asked if the north entrance could be opened during construction. McHugh stated that the City did not own that right-of-way. Hockenbury stated that there would be access at all times during construction. No further 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

- F. Developer's Agreement for Clayton Properties (Highland Homes) F/K/A Woodland Crossings - CR 229

Development Services Director Strickland presented a developer's agreement with Clayton Properties Group for approval by the Commission. The agreement is related to a development known as Highland Homes. The project will be served by City of Wildwood water and wastewater services and is expected to use 532 ERUs. Terms of payment of system development charges (SDCs) are outlined in the agreement. In addition to the infrastructure needs required to serve the project, the developer has agreed to extend, design, permit, and construct to city standards, as part of the project, a 12" diameter PVC water line along CR 229 to a point on the NW corner of the property, approximately 1,530 linear feet. As the developer only requires an 8" line for the project, the developer shall be entitled to water system development charge credits equal to the difference in the cost of construction between the 8" and 12" water main improvement. Terms of the agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney. In addition, the applicant has agreed to execute a Covenant in Support of Annexation with the City. No comments were offered or received. Vote 5-0.

RESULT:	Approved
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

- G. Main Street Parking Garage Pay App No. 8 in the Amount of \$315,346.70

Development Services Director Strickland presented pay application No. 8 for the Main Street parking garage project. In August 2023, the City Commission approved a design-build contract

with Finfrock Construction, LLC for the construction of the Main Street Parking Garage. This pay application is for services provided through August 31, 2024. Strickland stated that the contractor is working on the finishing touches, and it looks like there will be extra money left after completion. Commissioner Elliott asked if there had been any security issues at the garage. McHugh stated there may have been one, but nothing too concerning. No 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

None.

11. Appointments

None.

12. City Manager Reports

McHugh reported that the Florida governor had issued a state of emergency due to the impending arrival of Hurricane Helene. McHugh stated that he anticipated calling a special meeting on September 25th to declare a local state of emergency. Mayor Wolf asked McHugh why the Wawa project on Cleveland Avenue seemed to have come to a halt. McHugh stated he would look into it.

A. Local Construction Projects Update - September 2024

McHugh directed the Commission to the Construction Projects Update report included in the agenda.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott spoke about a recent sex offender case and stated he would like to see the City take additional measures to protect residents from these types of cases. He suggested that the city manager bring the topic up in a workshop. Elliott reported that he had attended a recent meeting with Lynn Tipton from the Florida League of Cities and that he has asked her to attend the first Charter Review Committee meeting to discuss the process. He also asked the other commissioners to review the current charter and provide comments on possible changes. Elliott thank Public Information Officer Linda Piotrowicz for her articles in the Daily Sun regarding the upcoming Welcome to Wildwood series. Elliott also mentioned his recent Chat with a Commissioner event which was well attended.

Commissioner Green reported that he recently attended a class reunion for alumni of the 80s which was a great event. Green thanked Strickland for her presentation to the East Central Florida Regional Planning Commission.

Mayor Wolf thanked city staff for the parking garage ribbon cutting ceremony and reviewed other upcoming city events.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 7:39 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

SEAL

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

BY: Ed Wolf
Ed Wolf, Mayor