

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 9, 2024 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
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Absent
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Deputy Director, Utilities	Present
Steve Watson	Fleet Services Manager	Present
Lynzey McClellan	Assistant CFO	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. 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:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green
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A. Expenditure Report

B. Minutes for Approval: October 8, 2024 Special Commission Meeting

C. Minutes for Approval: October 14, 2024 Regular Meeting

D. Extension of Site Plan Approval SP 2208-006 Woodspring Suites Wildwood

E. Extension of Site Plan Approval SP 2205-006 Chesterfield Village Plaza Phase 2

F. Budgeted Financial Items

1. Purchase of a 60 Hp Emergency Transfer Pump from Xylem for the Amount of \$65,286.85

3. Presentations and/or Proclamations

None.

4. 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. CP 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. O2024-69, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Low Density Residential (City) for parcel D19-067 on 5 acres MOL. No comments were offered or received. Vote 5-0.

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

C. CP 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. O2024-76, an ordinance providing for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel K09A020 on 10.02 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
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
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5. Public Hearings - Timed - Quasi-Judicial

A. RZ 2410-001 Greatest American Hero

Mayor Wolf read the title of Ordinance No. O2024-70, an ordinance providing for a Zoning Map Amendment to change the zoning district from RR5C (County) to R-1 (City) for parcel D19-067 on 5 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
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

B. RZ 2409-001 Indian Oaks Self Storage

Mayor Wolf read the title of Ordinance No. O2024-77, an ordinance providing for a Zoning Map amendment to change the zoning district from RR5C (County) to C-2 (City) for parcel K09A020 on 10.02 acres MOL. 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

C. AN 2410-005 Floeter House

Mayor Wolf read the title of Ordinance No. O2024-79, an ordinance providing for a voluntary annexation of parcel G27B010, totaling 0.182 acres MOL and located at address 102 Gator Ct. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
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 Marie Frances addressed the commission regarding water concerns around the United States.

7. Ordinances First Reading Only (No Vote)

A. AN 2410-004 Kylie Annexation

Mayor Wolf read the title of Ordinance No. O2024-83, an ordinance providing for a voluntary annexation of parcel G05-258, totaling 4.82 acres MOL and generally located approximately

0.38 miles west of the CR 134 and E C 462 intersection, south along CR134. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: January 13, 2024

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Pay Application No. 9 and Change Order request - Main Street Parking Garage

Development Services Director Strickland presented the item. She explained the last few outstanding items left for the project. No 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

B. Authorization to Enter into an Agreement with Jones Edmunds for Asset Management System Development

Public Works Director Hockenbury presented the item. He provided an overview of the requested system application. Mayor Wolf asked if the application was integrated with the county. City Manager McHugh responded that the city attempted to tie in to the county and district's application, but it did not work. Commissioner Elliott asked for clarification on the terms of the contract, and Hockenbury explained the contract length and vendor's responsibilities. 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

C. Cepra Right-of-Way Maintenance Contract Renewal in the Amount of \$79,348.80

Public Works Director Hockenbury presented the item. He provided an overview of the new proposal from Cepra for right-of-way landscape maintenance services. 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. Lake Deaton Pier Improvement Project Pay Application 4 Retainage in the Amount of \$20,210.23

Public Works Director Hockenbury presented the item. He stated it would be the final pay app for the Lake Deaton Pier project. A discussion was held regarding the flooding at Lake Deaton Park. No further 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

E. 100 Oaks Developer's Agreement

City Manager McHugh presented the item. He explained the Developer's Agreement process with Kolter Group, the developer for the 100 Oaks project, located along US 301 south of the Marsh Bend Trail intersection. Mayor Wolf thanked McHugh for looking ahead and anticipating possible issues with the widening of US 301 in the future. No further 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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

A. Withlacoochee Regional Water Supply Authority Governing Board

City Manager McHugh recommended that the City Commission appoint Commissioner Marcos Flores to the Withlacoochee Regional Water Supply Authority (WRWSA) Governing Board and appoint Mayor Pro Tem Pamala Harrison-Bivins as an alternate. No further 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

12. City Manager Reports

A. FY25 Ad Valorem Tax Flyer

McHugh presented the tax flyer and gave kudos to Executive Assistant Madison Guinn.

C. Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA)

McHugh advised the commission that the city received the budget award again for the FY25 budget for the seventh consecutive year. He gave kudos to Assistant City Manager/CFO Cassandra Smith and Assistant CFO Lynzey McClellan.

B. December Meeting Cancellation

McHugh requested that the December 23, 2024, commission meeting be canceled. The general consensus of the commission was to grant the request.

13. Other Department Reports

A. NPDES MS4 Cycle 1 Year 3 Report

Public Works Director Hockenbury presented the NPDES MS4 Cycle 1 Year 3 report. Mayor Wolf requested public comment, which there was none.

B. Fleet Services Quarterly Department Report

Fleet Services Manager Watson presented the Fleet Services department quarterly report.

14. Commission Members Reports

Several commissioners gave kudos for the Winterfest event. Commissioner Elliott advised he attended an FLC Policy Committee meeting. Commissioner Green wished everyone a Merry Christmas. Commissioner Bivins asked about upcoming events. Mayor Wolf stated he had lunch with the Fleet Services staff recently and was thankful for them.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:31 a.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



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor