

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
October 21, 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	Absent
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 workshop of the Wildwood City Commission to order at 9 a.m., dispensing with the invocation and Pledge of Allegiance to move on to the first item of business.

2. Item(s) for Discussion

A. 2024 Utility Master Plan

Trey Clayton of Kimley Horn approached the Commission to give a presentation on the Utility Master Plan that his firm had been working on.

Clayton stated that there were four main goals/objectives of the master plan. The first goal was to identify existing system capacity and deficiencies. The second goal was to develop system demand projections for future years. The third goal was to identify the required system improvements that would be needed to meet the future system demands. Finally, the plan would culminate in the development of a capital improvement program for the required system improvements.

Clayton stated that a review of the existing service area showed that it was greater than 50 square miles. The existing water and sewer infrastructure spanned over 15 miles. He stated that the utility system served over 21,000 people through 7,466 service connections as of June 2024.

Clayton then reviewed the demand projections for the city's utility system. The projections were developed using existing water billing data, known future developments, population projections from SWFWMD and B.E.B.R., and infill demands. Clayton then showed how the development projections would affect daily flows in the water and wastewater systems. Clayton projected flows out to the year 2050.

Clayton then reviewed future capital needs of the water and wastewater systems based on the demand projections. He broke the projects up into 10 year increments. He also provided capital projects for the reuse system. He wrapped up the presentation with the line item CIP plan that included current day cost estimates for all projects.

B. City of Wildwood Housing Needs Study - September 2024

Laura Smith of GAI Consultants approached the Commission to give a presentation on the Housing Study her firm had been working on. The housing study analyzed the population trends within the City, income data, employment trends, and how the housing market was impacted by all those statistics. The study recognized the development of The Villages since 2010 and segregated the data between all of Wildwood and the non-Villages portion to show the differing trends between the two. The study revealed that there were very few workers who both reside and work within the City of Wildwood. Housing availability and affordability played a part in that statistic. Smith stated that despite all the current development, the data showed that projected housing needs were going to exceed the future demand. Smith stated that the next phase of the study was to develop actionable strategies and tactics for bringing housing supply and demand more in alignment in future years.

C. City Charter Discussion

The Commission discussed the newly created Charter Review Committee. Commissioner Elliott provided a recap of the first meeting of the committee. He reviewed the resolution that was adopted by the Commission establishing the committee which outlined the Commission's responsibility to the process. Elliott stated that the resolution dictated that the Commission provide the committee with direction on what to review in the charter. Elliott provided a list of items he thought should be reviewed. He asked other commission members if there were any additional concerns about the content of the current charter. No other specific items were mentioned.

3. Adjournment

With no further business to attend to, the meeting was adjourned at 10:57 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



SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor