

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
February 3, 2025 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	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Lynzey McClellan	Assistant CFO	Present
Madison Guinn	Executive Assistant	Present

Mayor Wolf called the meeting 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. Downtown Master Plan Trash Compactor Update

Executive Assistant Guinn presented an update on the downtown master plan sanitation compactor project. She stated that the project aimed to replace existing dumpsters and toters with a centrally located community compactor. The compactor would service businesses from Our Mother's Attic to the businesses directly next to the parking garage. Benefits included more efficient trash collection, improved aesthetics, and addressing issues with dumpsters on the CSX right-of-way. The compactor would compact trash at a 3:1 ratio compared to traditional dumpsters. Guinn stated that the compactor's proposed location was off Wonders Street, directly

next to Miz Kathi's, which was a central, convenient spot for businesses. She advised that Waste Management and the City's Engineer Kimley-Horn helped develop the plan and renderings, and that initial feedback from businesses has been positive. Commissioners asked questions about truck access, odor control, and impacts on parking. Staff clarified the compactor would be serviced twice-weekly, with options to adjust frequency if needed.

B. Wildwood Country Resort - Annexation and Request for Application Fees Waiver

City Manager McHugh presented a request from Wildwood Country Resort regarding annexation and waiving application fees. He stated that approximately 40 property owners are interested in annexing into the city. The current annexation fees are \$3,575 per applicant. He advised that staff explored options to reduce costs, including handling all annexations under one ordinance, but there were legal concerns about annexing non-contiguous properties in that manner.

Sue Stoltz from the Wildwood Country Resort provided additional context. She stated that there were 198 total parcels in the three subdivisions, and that a total of 47 applications for annexation had been received so far. She advised that more property owners were interested but were not included due to timing.

A discussion was held regarding potential approaches, including holding a referendum on annexation for the entire area. The City Manager was directed to explore options and bring back recommendations at a future meeting.

C. City Manager Contract Renewal

City Attorney Hunt brought forward the renewal of City Manager McHugh's contract. The Commission discussed several factors of the contract, including his current salary, comparable salaries in similar-sized cities, and that Wildwood had grown significantly since he took office in 2017. After further discussion of various salary increase options, the commission agreed by consent to renew the contract with several conditions. The conditions included increasing the salary to \$212,000, extending severance pay from 3 months to 5 months, including an annual review provision, and maintaining the other existing contract terms. City Attorney Hunt advised that a formal contract would be brought back for approval at a future meeting.

Mayor Wolf raised two additional topics for discussion – concerns about a store employee parking in the grassy area near the new parking garage and exploring options for a road taxing district to fund infrastructure improvements. The City Manager was directed to look into both issues and report back to the commission.

3. Adjournment

With no further business to discuss, the meeting was adjourned at 10:01 a.m.

RESULT:	Passed
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



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ATTEST: Jessica Barnes BY: Ed Wolf
Jessica Barnes, City Clerk Ed Wolf, Mayor