

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
June 9, 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 |
| Courtney Kellem        | Parks & Recreation Director   | Present |
| Melanie Strickland     | Development Services Director | Present |
| Jeremy Hockenbury      | Public Works Director         | Present |
| Jason Martin           | Utilities Deputy Director     | Present |
| Steve Watson           | Fleet Services Director       | Present |
| Melissa Tuck           | HR Director                   | Present |

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

Motion by Commissioner Elliott, seconded by Commissioner Flores, to amend the agenda to move item 10C (Political Parties and Organizations at City Events) to immediately after the Consent Agenda, and to allow public comments on that item at that time. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>        |
| <b>MOVER:</b>    | Commissioner Elliott |
| <b>SECONDER:</b> | Commissioner Flores  |

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|--------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b> | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |
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**2. Consent Agenda/Informational Items**

No items were removed from the Consent Agenda. Items A - L were approved. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the consent agenda as presented. The motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

A. Expenditure Report

B. Minutes for Approval: March 24, 2025 Regular Meeting

C. Minutes for Approval: April 14, 2025 Regular Meeting

D. Minutes for Approval: April 21, 2025 Commission Workshop

E. SP 2405-001 Circle K US 301 & CR 462

F. PLAT 2410-004 Boulder Square Improvement Plan

G. PLAT 2411-008 Boulder Square (Avondale) Replat

H. A25-1348 VOSO Unit 288 Final Plat

I. Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 157, 158, 171, 173, and 179

J. Right-of-Way Deed for Villages of Southern Oaks Unit Nos. 178, 181, 182, 188, and 289

K. Right-of-Way Deed for Middleton Unit No. 7

L. Right-of-Way Deed for Middleton Unit No. 8

C. Political Parties and Organizations at City Events  
AMENDED ORDER IN AGENDA - ORIGINALLY 10.C.

In an effort to maintain political neutrality, the Parks and Recreation Department recommended that the city refrain from hosting political groups or organizations of any affiliation at the city's

special events. Several members of the public spoke regarding the recommendation.

Avery Youngblood spoke in support of allowing political groups to participate in events like the upcoming Happy Birthday America celebration, stating it was a bipartisan issue and that excluding groups would limit freedom of assembly. Virginia Dohn recounted the history of Francis Scott Key writing the Star Spangled Banner and urged the commission to allow political groups to participate in the Independence Day event. Gerald Loomer asked that all points of view be allowed to be expressed at city events. Judy Holleren, representing the Republican Executive Committee, stated they had participated in past events without incident and requested the decision be reversed. Rich Langford said freedom of expression enables dialogue and builds understanding, and that political participation should be allowed as long as it remains positive and non-confrontational. Samantha Scott, chair of the Sumter County Republican Party, urged reversing the decision, stating political participation brings awareness to newcomers and that both parties believe in constitutional rights. Bryan Kenady, Robert Berg, Bob Greene, Diana Hammond, Pat Connell, and Rick Mitchell made similar comments in support of allowing political groups to participate in city events.

Parks and Recreation Director Courtney Kellem read a memo explaining the recommendation to exclude political groups from city events in order to maintain neutrality and avoid isolating any groups within the community. A brief discussion was held by the commission. Motion by Commissioner Elliott, seconded by Commissioner Flores, to deny the recommendation from Parks and Recreation to exclude political groups from city events. Motion carried 3-2.

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| <b>RESULT:</b>   | <b>Passed (Staff Recommendation Denied)</b>                    |
| <b>MOVER:</b>    | Commissioner Elliott                                           |
| <b>SECONDER:</b> | Commissioner Flores                                            |
| <b>AYES:</b>     | Mayor Wolf, Commissioner Elliott, Commissioner Flores          |
| <b>NAYES:</b>    | Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Green |

### **3. Presentations and/or Proclamations**

#### **A. Recognizing Commissioner Pamala Harrison-Bivins for 25 Years of Service**

City Manager McHugh recognized Commissioner Pamala Harrison-Bivins for 25 years of service to the City of Wildwood. The recognition included a framed resolution from the Florida League of Cities.

#### **B. Team Impact Award January–March / Sgt. James Bowen**

Chief Parmer presented the Team Impact Award to Sergeant James Bowen for his work leading the department's training program.

### **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.

### **5. Public Hearings - Timed - Quasi-Judicial**

A. A25-1233 Monarch Ranch North Phase 1

Development Services Director Strickland presented the ordinance for voluntary annexation of approximately 49.406 acres located north of the Turnpike, south of SR 44, and 0.5 miles west of US 301. Motion by Commissioner Flores, seconded by Commissioner Green, to adopt Ordinance No. O2025-20 on its second and final reading. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

A. A25-1153 CP Mills Property

Development Services Director Strickland presented the ordinance for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G22A1825 on 0.479 acres MOL. First reading only. No vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> | <b>PUBLIC HEARING:</b> | <b>June 23, 2025</b> |
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B. A25-1154 RZ Mills Property

Development Services Director Strickland presented the ordinance for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for parcel G22A1825 on 0.479 acres MOL. First reading only. No vote.

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| <b>RESULT:</b> | <b>FIRST READING</b> | <b>PUBLIC HEARING:</b> | <b>June 23, 2025</b> |
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8. Resolutions for Approval

A. Resolution to Rename the Portion of C-470 East of the Central Parkway Roundabout to Marsh Bend Trail

City Manager McHugh presented the resolution. Motion by Commissioner Green, seconded by Commissioner Flores, to approve Resolution No. R2025-17 renaming the section of CR-470 east of the Central Parkway roundabout to Marsh Bend Trail to "Old CR-470". Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                   |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**B. Surplus Vehicles & Equipment June 2025**

Fleet Services Director Watson presented the resolution. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve Resolution No. R2025-18 declaring certain vehicles and equipment as surplus to be disposed of through online auction or donation. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Elliott                                                                                                  |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**9. Financial & Contracts & Agreements**

**A. Owner Direct Purchase of Electrical Gear Package for the Water Reclamation Facility (WRF) Project for the Total Amount of \$1,323,300.00**

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the owner direct purchase of an electrical gear package for the Water Reclamation Facility project for \$1,323,300. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**B. Owner Direct Purchase of Additional Diffusers for the Water Reclamation Facility (WRF) Project for the Total Amount of \$77,700.00**

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the owner direct purchase of additional diffusers for the Water Reclamation Facility project for \$77,700. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**C. CR 501 WTP Iron Filter Project Pay Application No. 4 to SGS Contracting Services, Inc for the Amount of \$99,961.49**

Utilities Deputy Director Martin presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve payment application #4 to SGS Contracting Services for \$99,961.49 for the CR 501 Water Treatment Plant Iron Filter project. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                              |
| <b>MOVER:</b>    | Commissioner Green                         |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins |

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| <b>AYES:</b> | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |
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- D. Millennium Park Phase 1 & 2 Project - Payment Application 4 in the Amount of \$582,531.96  
Public Works Director Hockenbury presented the item. Motion by Commissioner Flores, seconded by Commissioner Bivins, to approve payment application #4 for \$582,531.96 for the Millennium Park Phase 1 & 2 project. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- E. Approval to Award RFP #2025-08 Bicycle & Pedestrian Pathway Master Plan  
Parks & Recreation Director Kellem presented the item. Motion by Commissioner Elliott, seconded by Commissioner Green, to award RFP #2025-08 for the Bicycle & Pedestrian Pathway Master Plan to Kimley-Horn and Associates. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Elliott                                                                                                  |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- F. Approval to Award RFP #2025-07 Benefits Brokerage Services  
City Manager McHugh explained that the item needed to be tabled due to a protest by one of the respondents. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to table RFP #2025-07 for benefits brokerage services. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed (Item Tabled)</b>                                                                                           |
| <b>MOVER:</b>    | Commissioner Elliott                                                                                                  |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

- G. Memorandum of Understanding (MOU) between Turkey Run, LLC and the City of Wildwood for the Construction of Inspiration Drive  
Development Services Director Strickland presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the Memorandum of Understanding with Turkey Run, LLC for construction of Inspiration Drive. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Commissioner Green                                                                                                    |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

H. Developer's Agreement between City of Wildwood and SoLiv Wildwood, LLC

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the Developer's Agreement with Soliv Wildwood, LLC. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**10. General Items for Consideration/Discussion and Other Business**

A. PLAT 2312-003 SoLiv Wildwood Replat

Development Services Director Strickland presented the item. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Plat 2312-003 Soliv Wildwood Replat. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Flores                                                                                                   |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

B. Code Enforcement Lien Release - 116 Woodlane Avenue

Development Services Director Strickland presented the item. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the release of a code enforcement lien for 116 Woodlane Avenue. Motion carried unanimously.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Mayor Pro Tem/Commissioner Harrison-Bivins                                                                            |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**11. Appointments**

None.

**12. City Manager Reports**

A. Letter to FDOT District 5 Secretary John Tyler Regarding the Recent U.S. Highway 301 Rail Work Closure

City Manager McHugh presented a draft letter to FDOT regarding issues with the recent US 301 rail work closure. The Commission agreed to have the letter sent jointly from the City Manager and Mayor.

B. Local Construction Projects Update

**13. Other Department Reports**

None.

**14. Commission Members Reports**

None.

**15. City Attorney Reports**

None.

**16. Adjournment**

With no further business to discuss, the meeting was adjourned at 10:23 a.m.

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Commissioner Green                                                                                                    |
| <b>SECONDER:</b> | Commissioner Flores                                                                                                   |
| <b>AYES:</b>     | Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green |

**Upcoming Events**



CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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