

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 22, 2025 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
Thomas Rigwood	Assistant Public Works Director	Present
Amanda Clark	Capital Projects Coordinator	Present
Jason Martin	Utilities Deputy 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. FY26 Final Millage Adoption

Assistant City Manager/CFO Smith presented the item. A public hearing was held to consider Resolution R2025-32 adopting the final millage rate for fiscal year 2025-2026. Mayor Wolf

opened the public hearing and provided the following information:

- The taxing authority is the City of Wildwood, Sumter County, Florida;
- The rollback rate is 2.7022;
- The proposed millage rate for 2025-26 is 2.8287; and,
- This represents a 4.68% increase over the rollback rate.

There were no public comments or questions from commissioners. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Resolution R2025-32. Motion carried unanimously.

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

C. FY26 Final Budget Adoption

Assistant City Manager/CFO Smith presented the item. A public hearing was held to consider Resolution R2025-33 adopting the final budget for fiscal year 2025-2026. Mayor Wolf stated the total revenues, transfers, balances, expenditures, and revenue balance is \$280,264,068. He noted this includes significant funding for the Water Reclamation Facility project. There were no public comments or questions from commissioners. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Resolution R2025-33. Motion carried unanimously.

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

D. CDD 2509-001 Middleton Downtown CDD Amendment

Development Services Director Strickland presented the item. A public hearing was held for the second reading of Ordinance O2025-50 to amend the boundary of the Middleton Downtown Community Development District. Strickland stated this ordinance added 3.6 acres to the CDD boundary. There were no public comments or questions from commissioners. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance O2025-50. Motion carried unanimously.

RESULT:	Passed
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. Ordinance Adopting Law Enforcement, Parks, Water and Sewer Impact Fees

City Manager McHugh presented the item. A public hearing was held for the second reading of Ordinance O2025-51 to update the city's law enforcement, parks and recreation impact fees, and water and sewer system development charges. City Manager Jason McHugh provided an

overview of the proposed fee increases:

- Law enforcement fees will increase 48% over 4 years, starting at \$300.15 in year 1;
- Recreation fees will increase to \$412.09 per residential unit;
- Water fees will increase 7% to \$1,950 per equivalent residential unit; and,
- Wastewater fees will increase 50% over 4 years to \$3,710.

He noted the fees apply to new development, not existing users, and do not apply to The Villages except for areas within Wildwood city limits. There were no public comments or questions from commissioners. Motion by Commissioner Elliott, seconded by Commissioner Green, to adopt Ordinance O2025-51. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
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 - E were approved. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the consent agenda. Motion passed unanimously.

RESULT:	Passed
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: September 8, 2025 Regular Meeting

C. A25-0055 - SP - Tri-County Heart

D. A25-0900 - SP - Twistee Treat

E. Right-of-Way Deed for Middleton Unit No. 9

5. Presentations and/or Proclamations

A. APWA Accreditation Plaques — Public Works Department

Larry Ingram, Region 4 Director for the American Public Works Association, presented accreditation plaques to the Public Works Department. He highlighted that Wildwood is now in

the top 99th percentile of public works departments nationwide, being one of only 223 accredited agencies out of over 23,000 municipalities. Director Hockenbury and Assistant Director Rigwood accepted the plaques on behalf of the department. City Manager McHugh and commissioners congratulated the department on the achievement.

B. Proclaim the Month of October as Breast Cancer Awareness Month

The commission voted on proclamations B, C, and D together. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve proclamations recognizing October as Breast Cancer Awareness Month, Monarch Awareness Month, and National Colonial Heritage Month. Commissioner Elliott commented on the butterfly proclamation and the city's butterfly garden at Lake Deaton, and said he'd like to see the city expand this. Motion carried unanimously.

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

C. Proclaim the Month of October as Monarch Awareness Month

The commission voted on proclamations B, C, and D together. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve proclamations recognizing October as Breast Cancer Awareness Month, Monarch Awareness Month, and National Colonial Heritage Month. Commissioner Elliott commented on the butterfly proclamation and the city's butterfly garden at Lake Deaton, and said he'd like to see the city expand this. Motion carried unanimously.

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

D. Proclaim the Month of October as National Colonial Heritage Month

The commission voted on proclamations B, C, and D together. Motion by Commissioner Flores, seconded by Commissioner Elliott, to approve proclamations recognizing October as Breast Cancer Awareness Month, Monarch Awareness Month, and National Colonial Heritage Month. Commissioner Elliott commented on the butterfly proclamation and the city's butterfly garden at Lake Deaton, and said he'd like to see the city expand this. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	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. A25-2848 (SSCPA) St. Vincent De Paul Church Expansion

Development Services Director Strickland presented Ordinance O2025-39, a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Public Facilities (City) for parcel D32-069 on 35.04 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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B. A25-2847 (RZ) St. Vincent De Paul Church Expansion

Development Services Director Strickland presented Ordinance O2025-40, a Zoning Map Amendment to change the zoning district from A10C & RR5C (Sumter County) to Institutional (City) for parcel D32-069 on 35.04 acres MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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C. A25-2724 - SSCP - 5341 Lexington Circle

Development Services Director Strickland presented Ordinance O2025-42, a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Mobile Home Park (City) for parcel G16ED003 on 0.115 MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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D. A25-2786 - Rezoning - 5341 Lexington Circle

Development Services Director Strickland presented Ordinance O2025-43, a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for parcel G16ED003 on 0.115 MOL. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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E. A25-3307 - AN - 64 Robin Rd

Development Services Director Strickland presented Ordinance O2025-47, a voluntary annexation application for parcel G22AT021. The property to be annexed totaled 0.13 acres MOL and is located on the north side of Robin Rd, 0.23 miles east of the intersection of Robin Rd and Quail Run. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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F. A25-3402 - AN - 5474 Williamsburg Ln

Development Services Director Strickland presented Ordinance O2025-52, a voluntary annexation application for parcel G16F001. The property to be annexed totaled 0.21 acres MOL and is located on the east side of Williamsburg Ln, approximately 0.36 miles south of E SR 44. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: October 13, 2025
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G. City of Wildwood Fertilizer Ordinance

Development Services Director Strickland presented Ordinance O2025-55, an ordinance proposing new standards pursuant to Section 403.9337, Florida Statutes, to reduce nutrient runoff to surface waters and leaching into groundwater. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 13, 2025

H. CDD 2505-001 The Winston CDD

Development Services Director Strickland presented Ordinance O2025-56, an ordinance establishing The Winston Community Development District, a residential subdivision proposing 295 single-family residential lots on approximately 83 acres of land. First reading only. No vote.

RESULT: FIRST READING

PUBLIC HEARING: October 13, 2025

8. Resolutions for Approval

A. FY26 Reclaimed Water Rates

Assistant City Manager/CFO Smith presented the item. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Resolution R2025-34 providing for increases to reclaimed water user charges based on the Consumer Price Index. Motion carried unanimously.

RESULT: Passed

MOVER: Commissioner Green

SECONDER: Commissioner Elliott

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

9. Financial & Contracts & Agreements

A. Millennium Park Phase 1 & 2 Project Payment Application 7 in the Amount of \$386,499.17

Public Works Director Hockenbury presented a payment application from Kingdom Construction for the Millennium Park Phase 1 & 2 Project. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the payment. Motion carried unanimously.

RESULT: Passed

MOVER: Commissioner Flores

SECONDER: Commissioner Green

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

B. Community Center HVAC Replacement Project Payment Application No. 2 in the Amount of \$178,668.90

Public Works Director Hockenbury presented a payment application from Holiday Enterprise Heat & Air for the Community Center HVAC Replacement Project. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the payment. Motion carried unanimously.

RESULT: Passed

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

- C. CR 501 WTP Iron Filter Project Pay Application No. 7 to SGS Contracting Services, Inc for the Amount of \$337,207.25

Utilities Deputy Director Martin presented a payment application from SGS Contracting Services, Inc, for the CR 501 WTP Iron Filter Project. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the payment. Motion carried unanimously.

RESULT:	Passed
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. Contract with Gator Sktch for City Redevelopment Parcel (Martin Theatre) in the Amount of \$25,793

City Manager McHugh presented a contract with GatorSktch for the redevelopment of the Martin Theatre parcel. Motion by Commissioner Elliott, seconded by Commissioner Green, to approve the contract. Motion carried unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott
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

- A. Grant Update Report for September 2025

City Manager McHugh provided an update on grant applications, noting \$35 million in grants are currently pending for the wastewater plant project. He also reported on staff attendance at the annual planning conference.

13. Other Department Reports

None.

14. Commission Members Reports

Commissioner Elliott provided updates on plans for civic education programs and potential partnerships with local colleges. He also commented on recent national security concerns and encouraged citizens to report suspicious activity.

Commissioner Green reported on recent state legislative discussions regarding the potential elimination of property taxes. He expressed concerns about the impact on local government funding if enacted. He also commented on new transportation methods that Seminole County has implemented, and pointed out the new open carry law.

Mayor Wolf reported on attending the funeral service for former Sumter County Sheriff Bill Farmer.

15. City Attorney Reports

None.

16. Adjournment

With no further business to attend to, the meeting was adjourned at 7:43 p.m.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	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