

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
November 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	Absent
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present

Mayor Wolf called the meeting to order at 9 a.m. and dispensed with the opening pledge and prayer to proceed directly to the presentations on the wastewater treatment plant project.

2. Item(s) for Discussion

A. Presentation on Wastewater Treatment Plant Project

Assistant City Manager/CFO Smith provided a comprehensive update on the wastewater treatment plant project, including current status, financing considerations, and bonding requirements. She began with an overview of the three planned phases and recent developments. She noted that recent discussions had been considering an interim GMP between GMP I and GMP II for the Davco Plant, which was one of the most important projects to ensure the city's infrastructure could handle the following year's rainy season. The presentation included updated cash flow projections showing that additional financing resources would be needed by March 2026. Smith also outlined several bonding considerations, emphasizing the technical requirements.

The total project costs were estimated at approximately \$162 million for the treatment plant and associated projects. Known funding sources include ARPA funds, a \$9.25 million water quality

grant, \$10 million transferred from Wastewater SDC, and \$17 million from the general fund. She then detailed pending financing applications totaling \$87 million in potential funding, including a \$20 million request to the Rebuild Florida Infrastructure Repair Program, \$10 million for the supplemental appropriation for hurricanes SRF program with 50% forgiveness, \$2 million through Congressman Webster's STAG program, and a \$55 million SRF loan application.

The presentation concluded with the recommendation to proceed with a \$70 million bond issuance in February, a recommendation which stemmed from many discussions with the city's financial advisor.

B. Presentation by PRAG - Introduction to Bonds

Natalie Sidor, a Senior Managing Director with Public Resources Advisory Group (PRAG), the city's financial advisor, provided educational information about municipal bonds and the bond issuance process to prepare commissioners for upcoming financing decisions. She explained that municipal bonds were loans to government agencies to fund major public projects, and in return, investors were paid interest. Sidor's presentation covered the two major types of bond repayment sources — taxes and user fees — with the wastewater treatment plant project utilizing user fees from water and sewer rates. She noted the tax-exempt nature of municipal bonds, explaining they also had a fixed rate, which aided government agencies from a budgeting and predictability standpoint. Commissioner discussion addressed concerns about the burden on utility customers versus all city residents.

Sidor then explained the bond issuance process, stating it typically takes three to six months and involves three main phases: planning, debt structuring and sale, and closing. She detailed the extensive team required, including multiple types of legal counsel, underwriters, and rating agencies. Her presentation also covered credit ratings, explaining their importance in determining borrowing costs. Sidor emphasized the city's proactive approach, noting the fact that the city put rate increases in place ahead of time to prepare for the project.

To close out the presentation, Sidor presented a timeline for bond issuance, showing document finalization in December, rating process completion, formal commission approval in January, and bond pricing and sale in late January with closing in February.

C. Updated Wastewater Capacity Memo

City Manager McHugh provided an update on the city's wastewater capacity, addressing recent improvements and the lifting of development restrictions. He noted that the installation of the Davco Plant would add one million gallons per day of capacity, bringing total treatment capacity to 4.5 million gallons per day, with completion scheduled for August 2026. McHugh detailed the impact of rainfall and infiltration/inflow (I&I) on system capacity, noting that flows peaked at 3.6 million gallons per day after Hurricane Milton but dropped to 1.873 million gallons per day during dry conditions in May 2025, and was stabilizing at about 2.4 million gallons per day. He praised the utilities team's efforts, stating they had done an outstanding job handling the I&I issue with a targeted maintenance plan that had been implemented over the last few years. The city invested nearly \$2 million in fiscal year 2024 on maintenance activities including smoke testing, line cleaning, and lining.

McHugh concluded by noting that with those I&I efforts by the utilities team, coupled with the construction progress at the Davco Plant, staff was no longer concerned about new development negatively impacting the city's wastewater treatment capacity.

3. Adjournment

Prior to adjournment, a brief discussion was held regarding administrative matters including holiday lighting installation. City Manager McHugh requested commission approval to install the city's Christmas lights by the end of the week, excluding the lighting of the tree. Commissioners expressed support for maximizing the investment in holiday decorations.

With no further business to discuss, the meeting was adjourned at 9:53 a.m.

RESULT:	Passed
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



CITY COMMISSION
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ATTEST:

Jessica Barnes
Jessica Barnes, City Clerk

BY:

Ed Wolf
Ed Wolf, Mayor