



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Vacant – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

December 8, 2025 9:00 AM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: NOVEMBER 10, 2025 REGULAR MEETING*

C. *A25-0257 - SP - OXFORD PROFESSIONAL PLAZA BUILDING ADDITION*

D. *A25-0765 (PLAT) THE WINSTON IMPROVEMENT PLAN*

E. *A25-1588 TILLMAN VILLAS FINAL PLAT*

F. *A25-3342 (SP) FLORIDA HEART & VASCULAR*

- G. *A25-3710 (SP) VOSO PHASE 31H & I MASTER PLAN*
- H. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NOS. 164, 168, AND 200*
- I. *VILLAGES OF SOUTHERN OAKS RIGHT-OF-WAY DEEDS UNIT NOS. 163, 167, 196, & 197*
- J. *SP 2302-012 THE CASABLANCA AT WILDWOOD DEVELOPMENT ORDER EXTENSION*

K. *BUDGETED FINANCIAL ITEMS*

- 1. *LIFT STATION NO. 49 (BEAUMONT), CONTROL PANEL, AND VFD (VARIABLE FREQUENCY DRIVE) UPGRADE IN THE AMOUNT OF \$88,265.00*
- 2. *DRUVA CLOUD BACKUP FOR MICROSOFT 365 IN THE AMOUNT OF \$24,999.40*

3. Presentations and/or Proclamations

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

- B. ***ORDINANCE NO. 02025-56 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, EXTABLISHING THE WINSTON COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

CDD 2505-001 The Winston CDD

Staff recommends approval.

- C. ***ORDINANCE NO. 02025-58 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

Wildwood Country Resort Small Scale Comprehensive Plan Amendments

The applicants are seeking approval from the City Commission 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 of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by rezoning request, ordinance number O2025-59.

The City of Wildwood's Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends approval.

- D. ***ORDINANCE NO. O2025-60 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.

Parcel D29A022

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Industrial (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a rezoning request A25-3783 (O2025-61).

The City of Wildwood's Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends approval.

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2025-59 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

Wildwood Country Resort Rezoning

The applicants are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request, ordinance number O2025-58.

The City of Wildwood's Planning and Zoning Board/Special Magistrate recommends approval.

- B. ***ORDINANCE NO. O2025-61 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO***

THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

Parcel D29A022

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County) to M-1 (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3783 (O2025-60).

The City of Wildwood's Planning and Zoning Board/Special Magistrate recommends approval.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2025-44 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.20 ACRES LOCATED ON ROBIN RD, APPROXIMATELY 0.03 MILES EAST OF THE INTERSECTION OF HESTER TRAIL AND ROBIN RD, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

A25-3154 - AN - Fannie Mae

PARCEL G22A15A05

The applicant, Chris Clemans, on behalf of the owner, Federal National Mortgage Association, has submitted a voluntary annexation application for parcel G22A15A05. The property to be annexed totals 0.20 acres MOL and is located on Robin Rd, approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd.

Staff recommends approval of Ordinance O2025-44.

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2025-40 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, ADOPTING CERTAIN RULES OF CONDUCT AND PROCEDURE FOR CITY COMMISSION MEETINGS WHEREIN A NEW COMMISSIONER IS APPOINTED UNDER SECTION 3-***

7.5.C. OF THE CITY'S CHARTER; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Process to Fill Commission Seat Vacancy

Staff recommends approval.

9. Financial & Contracts & Agreements

- A. *OWNER DIRECT PURCHASE OF LARGE DIAMETER VALVE PACKAGE FOR PHASE 2 OF THE WATER RECLAMATION FACILITY (WRF) PROJECT IN THE AMOUNT OF \$817,852.00*
- B. *WORK AUTHORIZATION NO. 8 FOR HALFF ENGINEERING TO DESIGN, BID, PERMIT, AND PERFORM ADMINISTRATION FOR THE GAMBLE STREET WATER MAIN REPLACEMENT FOR THE AMOUNT OF \$93,564.00*
- C. *5,000' OF GRAVITY SEWER MAIN CLEANING AND CCTV FOR FUTURE LINING FOR THE AMOUNT OF \$37,000.00*
- D. *FIFTH AMENDMENT TO THE PRECONSTRUCTION SERVICES AGREEMENT WITH GARNEY COMPANIES, INC*
- E. *PAY APPLICATION NO. 9 FOR PHASE ONE OF THE WATER RECLAMATION FACILITY PROJECT IN THE AMOUNT OF \$4,014,038.80*
- F. *ADDENDUM TO BRIGHTVIEW CONTRACT FOR ADDITIONAL ROW LANDSCAPE MAINTENANCE SERVICES IN THE AMOUNT OF \$40,800*
- G. *SIGNATURE DRIVE IMPROVEMENTS PROJECT PAYMENT APPLICATION NO. 4 IN THE AMOUNT OF \$127,691.40*
- H. *COMMUNITY CENTER HVAC REPLACEMENT PROJECT PAYMENT APPLICATION NO. 3 IN THE AMOUNT OF \$224,547.77*
- I. *CANAN OAKS DEVELOPER'S AGREEMENT*
- J. *WILDWOOD ASSEMBLY OF GOD REUSE EASEMENT AGREEMENT*

10. General Items for Consideration/Discussion and Other Business

- A. *SUMTER COUNTY DRAGON BOAT CLUB PRESENTATION*

11. Appointments

12. City Manager Reports

- A. *CONSTRUCTION PROJECTS UPDATE*
- B. *REMINDER OF SPECIAL CALLED MEETING ON DECEMBER 15, 2025 AT 9:00AM*

13. Other Department Reports

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

December 15, 2025 - City Commission Special Meeting at City Hall at 9am

December 22, 2025 - City Commission Meeting at 7pm - CANCELED

December 24, 2025 - City Offices Closed at 12pm

December 25, 2025 - City Offices Closed

December 31, 2025 - City Offices Closed at 12pm

January 1, 2026 - City Offices Closed

January 12, 2026 - City Commission Meeting at City Hall at 7pm

December 8, 2025 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING DECEMBER 8 2025

12/03/2025
08:22 AM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 12/31/25

Expend Account Range: First to zzz-zzz-zz-zzzz

Include Non-Budget: No

Print Zero YTD Activity: No

Prior Year: Thru 09/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	18,647,514.22	21,895,000.00	2,674,946.65	19,220,053.35-	12
001-312-4100	LOCAL OPTION GAS TAX	1,281,821.31	1,508,000.00	123,767.82	1,384,232.18-	8
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	5,194,471.03	5,230,000.00	609,655.90	4,620,344.10-	12
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	774,450.81	969,000.00	87,987.60	881,012.40-	9
001-313-1010	FRANCHISE TAX- SECO	1,882,325.19	2,100,000.00	443,789.18	1,656,210.82-	21
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	54,331.45	84,000.00	16,141.93	67,858.07-	19
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	251,524.12	350,000.00	45,739.28	304,260.72-	13
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	119,675.08	150,000.00	19,264.97	130,735.03-	13
001-313-4180	LEESBURG GAS FRANCHISE FEE	127,885.02	160,000.00	27,056.84	132,943.16-	17
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	39,239.78	57,000.00	8,035.71	48,964.29-	14
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	971,490.44	1,073,000.00	0.00	1,073,000.00-	0
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	45,006.40	67,000.00	11,116.31	55,883.69-	17
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	113,718.52	130,000.00	19,210.06	110,789.94-	15
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SV	291,580.14	300,000.00	5,226.92	294,773.08-	2
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	460,077.23	510,000.00	88,118.16	421,881.84-	17
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	738,685.19	820,000.00	95,057.36	724,942.64-	12
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,757,994.64	1,870,000.00	384,427.56	1,485,572.44-	21
001-314-3000	UTILITY TAX-WATER SALES	174,314.71	163,000.00	0.00	163,000.00-	0
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	198,443.73	215,000.00	34,587.63	180,412.37-	16
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	139,993.78	161,000.00	25,254.57	135,745.43-	16
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	12,910.76	16,000.00	1,181.83	14,818.17-	7

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4030	FERRELLGAS LP	3,760.22	4,200.00	210.20	3,989.80-	5
001-314-4040	CIRCLE K STORES	230.82	200.00	44.08	155.92-	22
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	45,098.79	73,000.00	15,852.71	57,147.29-	22
001-314-4081	LEESBURG GAS UTILITY TAX	202,899.89	247,000.00	44,871.11	202,128.89-	18
001-314-4100	INTERCONN RESOURCES LLC	13,971.49	10,000.00	3,207.58	6,792.42-	32
001-314-4110	THOMPSON GAS SOUTHEAST	66.22	100.00	0.00	100.00-	0
001-314-4140	PAR GAS	43.77	100.00	0.00	100.00-	0
001-314-4150	CVS	256.64	300.00	14.10	285.90-	5
001-314-4151	AMERIGAS PROPANE	5,719.09	4,000.00	858.68	3,141.32-	21
001-314-4152	LOWE'S PROPANE TAX	1,383.87	1,800.00	114.88	1,685.12-	6
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	263.82	500.00	12.69	487.31-	3
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	413,133.54	530,000.00	30,957.70	499,042.30-	6
001-314-4162	GAS SOUTH UTILITY TAX	666.89	1,000.00	74.27	925.73-	7
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	293,448.94	300,000.00	0.00	300,000.00-	0
001-314-4191	PUBLIX UTILITY TAX	749.49	1,000.00	93.96	906.04-	9
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	15,416.61	15,000.00	3,869.35	11,130.65-	26
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	36,111.04	26,000.00	6,191.46	19,808.54-	24
001-314-9010	STATE COMMUNICATIONS TAX	993,111.66	1,130,000.00	96,853.82	1,033,146.18-	9
001-331-5000	FEMA GRANT	1,163.95	0.00	0.00	0.00	0
001-335-1200	STATE REVENUE SHARING	1,115,559.89	1,162,000.00	181,728.24	980,271.76-	16
001-335-1400	MOBILE HOME LICENSES	15,078.23	16,500.00	1,496.99	15,003.01-	9
001-335-1600	STATE BEVERAGE LICENSES	8,996.95	9,800.00	8,446.34	1,353.66-	86
001-335-1800	1/2 CENT SALES TAX	2,143,489.15	2,487,000.00	174,850.48	2,312,149.52-	7
001-339-1005	GIBSON PLACE UTIL CO PILOT FEES	19,786.01	14,000.00	3,198.61	10,801.39-	23

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001-339-1010	MIDDLETON UTILITY CO PILOT FEES	6,437.42	7,000.00	1,534.09	5,465.91-	22
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	748,237.89	750,000.00	113,286.00	636,714.00-	15
001-341-2010	TREE MITIGATION PERMITS	605.56	0.00	50.00	50.00	0
001-342-9000	VCS CROSSING GUARD PROGRAM	43,147.66	0.00	0.00	0.00	0
001-347-4000	SPECIAL EVENT PERMIT FEE	850.00	500.00	0.00	500.00-	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	91,632.34	100,000.00	10,789.33	89,210.67-	11
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	17,077.96	0.00	3,473.77	3,473.77	0
001-347-5304	COMMUNITY CENTER STAFF FEES	1,865.07	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	15,681.71	15,000.00	356.38-	15,356.38-	2-
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,260.19	1,500.00	99.72	1,400.28-	7
001-347-5307	OUTDOOR BUILDING RENTALS	1,113.11	500.00	75.00	425.00-	15
001-347-5308	OPEN SPACE RENTALS	9,455.51	9,000.00	588.72	8,411.28-	7
001-350-1000	FINES	72,690.34	90,000.00	12,337.27	77,662.73-	14
001-351-1002	CODE ENFORCEMENT	4,316.32	10,000.00	501.71	9,498.29-	5
001-351-3000	POLICE-2ND DOLLAR FUND	5,964.48	7,500.00	902.88	6,597.12-	12
001-361-0000	INTEREST EARNINGS	192,172.51	200,000.00	12,819.16	187,180.84-	6
001-369-0000	OTHER MISCELLANEOUS REVENUE	19,296.35	10,000.00	71.99	9,928.01-	1
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,847.01	18,850.00	14,322.00	4,528.00-	76
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	14,242.00	19,000.00	0.00	19,000.00-	0
001-369-0050	AUCTION PROCEEDS	13,402.00	10,000.00	0.00	10,000.00-	0

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001-369-0058	DONATIONS	27,921.81	0.00	0.00	0.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	1,959.13	0.00	0.00	0.00	0
001-369-0076	BASEBALL FIELD RENTAL	3,244.70	3,500.00	80.00	3,420.00-	2
001-369-0078	FIELD PREPARATION FEES	300.00-	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	40,595.00	35,000.00	6,810.00	28,190.00-	19
001-369-0796	SPECIAL EVENT REGISTRATION FEES	32,522.00	20,000.00	3,440.00	16,560.00-	17
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,901.04	6,000.00	195.00	5,805.00-	3
001-369-3740	FRDAP GRANT- M.L. KING PARK	50,000.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	0.00	2,500.00	68,040.00	65,540.00	***
001-369-4000	FUEL TAX REFUND	10,386.88	20,000.00	0.00	20,000.00-	0
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	246,817.37	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	7,500,000.00	0.00	7,500,000.00-	0
GENERAL FUND Revenue Totals		40,727,003.88	53,120,650.00	5,542,573.79	47,578,076.21-	10

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	53,000.82	54,900.00	9,111.54	45,788.46	17
001-511-10-2100	FICA EXPENSE	4,054.72	4,200.00	697.08	3,502.92	17
001-511-10-2200	RETIREMENT	30,515.64	29,800.00	4,972.20	24,827.80	17

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	47.50	302.50	14
001-511-10-2600	WORKERS COMPENSATION INSURANCE	469.84	500.00	192.45	307.55	38
001-511-30-3100	PROFESSIONAL SERVICES	1,821.25	3,000.00	0.00	3,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,399.80	9,100.00	125.24	8,974.76	1
001-511-30-4100	TELEPHONE EXPENSE	1,222.76	2,000.00	74.90	1,925.10	4
001-511-30-4110	IT LICENSING / EQUIPMENT	3,589.22	7,600.00	1,522.14	6,077.86	20
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	103.93	0.00	0.00	0.00	0
001-511-30-4300	UTILITIES EXPENSE	1,837.41	2,000.00	109.30	1,890.70	5
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	685.70	2,500.00	0.00	2,500.00	0
001-511-30-5100	OFFICE SUPPLIES	0.00	200.00	0.00	200.00	0
001-511-30-5200	OPERATING SUPPLIES	0.00	400.00	0.00	400.00	0
001-511-30-5400	SUBSCRIPTIONS/DUES	6,705.40	9,600.00	5,477.00	4,123.00	57
001-511-30-5500	TRAINING	2,899.00	3,525.00	0.00	3,525.00	0
511 LEGISLATIVE- CITY COMMISSION:		113,590.49	130,175.00	22,329.35	107,845.65	17
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	462,223.98	640,200.00	84,604.08	555,595.92	13
001-512-10-1500	SICK LEAVE	12,434.92	0.00	1,497.84	1,497.84-	0
001-512-10-1600	VACATION PAY	37,342.72	0.00	801.50	801.50-	0
001-512-10-1800	HOLIDAY PAY	20,112.05	0.00	0.00	0.00	0
001-512-10-2100	FICA EXPENSE	38,896.14	50,900.00	5,804.93	45,095.07	11
001-512-10-2200	RETIREMENT	142,294.62	163,700.00	22,803.63	140,896.37	14
001-512-10-2210	BENEFIT ADMIN FEES	112.50	100.00	27.00	73.00	27
001-512-10-2300	LIFE & HEALTH INSURANCE	47,722.91	64,800.00	7,794.34	57,005.66	12

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001-512-10-2600	WORKERS COMPENSATION INSURANCE	939.60	1,120.00	431.09	688.91	38
001-512-30-3100	PROFESSIONAL SERVICES	227,734.87	320,000.00	11,000.00	309,000.00	3
001-512-30-3450	CLOTHING AND UNIFORMS	291.95	800.00	0.00	800.00	0
001-512-30-4000	TRAVEL & PER DIEM	7,591.58	12,100.00	2,065.00	10,035.00	17
001-512-30-4100	TELEPHONE EXPENSE	3,596.69	5,500.00	268.72	5,231.28	5
001-512-30-4110	IT LICENSING / EQUIPMENT	22,611.54	32,600.00	11,078.49	21,521.51	34
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,806.08	4,000.00	136.00	3,864.00	3
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	294.92	1,000.00	6.68	993.32	1
001-512-30-4600	REPAIR & MAINTENANCE	3,937.19	7,000.00	90.52	6,909.48	1
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	1,040.69	2,500.00	0.00	2,500.00	0
001-512-30-5100	OFFICE SUPPLIES	1,515.68	2,500.00	0.00	2,500.00	0
001-512-30-5200	OPERATING SUPPLIES	1,143.06	9,050.00	1,104.74	7,945.26	12
001-512-30-5250	FUEL EXPENSE	128.30	300.00	0.00	300.00	0
001-512-30-5400	SUBSCRIPTIONS/DUES	4,117.10	6,500.00	0.00	6,500.00	0
001-512-30-5500	TRAINING	4,243.00	13,700.00	810.00	12,890.00	6
512 EXECUTIVE- CITY MANAGER:		1,042,132.09	1,338,370.00	150,324.56	1,188,045.44	11
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	350,613.32	610,800.00	61,834.11	548,965.89	10
001-513-10-1300	OVERTIME	613.07	500.00	15.42-	515.42	3-
001-513-10-1500	SICK LEAVE	13,423.71	0.00	3,260.93	3,260.93-	0
001-513-10-1600	VACATION PAY	23,562.56	0.00	1,399.32	1,399.32-	0
001-513-10-1800	HOLIDAY PAY	14,016.12	0.00	0.00	0.00	0
001-513-10-2100	FICA EXPENSE	30,770.36	46,700.00	5,083.69	41,616.31	11
001-513-10-2200	RETIREMENT	60,713.47	84,600.00	10,239.72	74,360.28	12

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001-513-10-2210	BENEFIT ADMIN FEES	108.00	0.00	13.50	13.50-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	59,127.45	97,200.00	10,224.93	86,975.07	11
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,879.28	2,240.00	862.16	1,377.84	38
001-513-30-3100	PROFESSIONAL SERVICES	5,047.50	11,000.00	180.00	10,820.00	2
001-513-30-3200	ACCOUNTING/AUDITING FEE	25,125.00	25,750.00	3,750.00	22,000.00	15
001-513-30-3400	OTHER CONTRACTUAL SERVICES	25,592.64	28,150.00	2,782.75	25,367.25	10
001-513-30-4000	TRAVEL & PER DIEM	1,416.21	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	6,385.05	7,500.00	412.04	7,087.96	5
001-513-30-4110	IT LICENSING / EQUIPMENT	50,721.61	93,000.00	44,796.20	48,203.80	48
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,305.08	1,600.00	0.00	1,600.00	0
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	4,281.49	7,000.00	130.13	6,869.87	2
001-513-30-4300	UTILITIES EXPENSE	21,465.61	30,000.00	1,745.43	28,254.57	6
001-513-30-4400	RENTAL & LEASING	1,335.51	1,500.00	308.69	1,191.31	21
001-513-30-4500	GENERAL INSURANCE	364,728.50	517,500.00	400,849.50	116,650.50	77
001-513-30-4600	REPAIR & MAINTENANCE	16,645.82	20,000.00	1,099.93	18,900.07	6
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	6,875.91	6,000.00	1,022.79	4,977.21	17
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	2,968.49	5,000.00	395.21	4,604.79	8
001-513-30-5200	OPERATING SUPPLIES	5,327.19	13,750.00	1,691.34	12,058.66	12
001-513-30-5400	SUBSCRIPTIONS/DUES	1,653.50	2,700.00	0.00	2,700.00	0
001-513-30-5500	TRAINING	1,235.00	11,500.00	380.00	11,120.00	3
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	118,235.91	121,170.00	0.00	121,170.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	16,191.64	13,270.00	0.00	13,270.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	241,637.77	247,990.00	0.00	247,990.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	49,972.93	43,630.00	0.00	43,630.00	0

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001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRII	345,956.20	352,460.00	175,407.89	177,052.11	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	76,602.96	70,130.00	35,830.83	34,299.17	51
513 CLERK/FINANCE DEPARTMENT:		1,945,534.86	2,477,020.00	763,685.67	1,713,334.33	31
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	656,129.48	946,400.00	120,769.56	825,630.44	13
001-516-10-1300	OVERTIME	141.35	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	30,871.25	0.00	3,869.67	3,869.67-	0
001-516-10-1600	VACATION PAY	42,244.34	0.00	5,020.85	5,020.85-	0
001-516-10-1800	HOLIDAY PAY	27,022.07	0.00	0.00	0.00	0
001-516-10-2100	FICA EXPENSE	58,446.34	73,200.00	9,919.02	63,280.98	14
001-516-10-2200	RETIREMENT	120,535.02	147,600.00	20,809.66	126,790.34	14
001-516-10-2210	BENEFIT ADMIN FEES	216.00	100.00	45.00	55.00	45
001-516-10-2300	LIFE & HEALTH INSURANCE	102,287.19	145,800.00	19,255.22	126,544.78	13
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,818.88	3,360.00	1,293.25	2,066.75	38
001-516-30-3100	PROFESSIONAL SERVICES	700,864.23	880,000.00	1,435.50	878,564.50	0
001-516-30-3450	CLOTHING AND UNIFORMS	1,654.44	2,500.00	0.00	2,500.00	0
001-516-30-4000	TRAVEL & PER DIEM	8,377.80	14,000.00	0.00	14,000.00	0
001-516-30-4100	TELEPHONE EXPENSE	10,580.99	10,000.00	839.91	9,160.09	8
001-516-30-4110	IT LICENSING / EQUIPMENT	57,816.77	107,250.00	53,924.67	53,325.33	50
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	35,832.28	38,720.00	2,298.68	36,421.32	6
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,705.73	2,500.00	118.03	2,381.97	5
001-516-30-4600	REPAIR & MAINTENANCE	2,456.50	5,500.00	258.39	5,241.61	5
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	276.50	5,000.00	0.00	5,000.00	0
001-516-30-4950	CODE ENFORCEMENT	4,150.93	45,000.00	74.26	44,925.74	0

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001-516-30-5100	OFFICE SUPPLIES	1,797.34	7,000.00	0.00	7,000.00	0
001-516-30-5200	OPERATING SUPPLIES	1,610.26	7,000.00	712.99	6,287.01	10
001-516-30-5250	FUEL EXPENSE	617.22	1,800.00	0.00	1,800.00	0
001-516-30-5400	SUBSCRIPTIONS/DUES	3,375.39	6,000.00	170.00	5,830.00	3
001-516-30-5500	TRAINING	9,137.57	20,000.00	760.00	19,240.00	4
516 DEVELOPMENT SERVICES:		1,880,965.87	2,469,730.00	241,574.66	2,228,155.34	10
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	229,061.40	288,700.00	36,382.38	252,317.62	13
001-518-10-1500	SICK LEAVE	13,478.16	0.00	3,013.42	3,013.42-	0
001-518-10-1600	VACATION PAY	12,228.74	0.00	3,732.53	3,732.53-	0
001-518-10-1800	HOLIDAY PAY	7,558.47	0.00	0.00	0.00	0
001-518-10-2100	FICA EXPENSE	19,850.00	22,500.00	3,299.32	19,200.68	15
001-518-10-2200	RETIREMENT	36,052.94	40,400.00	6,050.90	34,349.10	15
001-518-10-2300	LIFE & HEALTH INSURANCE	37,527.08	43,200.00	6,080.56	37,119.44	14
001-518-10-2600	WORKERS COMPENSATION INSURANCE	497.23	600.00	230.94	369.06	38
001-518-30-3100	PROFESSIONAL SERVICES	7,690.58	30,000.00	2,500.00	27,500.00	8
001-518-30-3400	OTHER CONTRACTUAL SERVICES	3,293.34	6,000.00	490.00	5,510.00	8
001-518-30-4000	TRAVEL & PER DIEM	3,922.27	5,000.00	393.54	4,606.46	8
001-518-30-4100	TELEPHONE EXPENSE	8,149.81	8,500.00	1,138.25	7,361.75	13
001-518-30-4110	IT LICENSING / EQUIPMENT	16,564.88	23,500.00	7,266.02	16,233.98	31
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-518-30-4600	REPAIR & MAINTENANCE	130.84	2,000.00	0.68	1,999.32	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	148.05	1,000.00	0.00	1,000.00	0

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001-518-30-5200	OPERATING SUPPLIES	1,629.65	6,000.00	1,104.74	4,895.26	18
001-518-30-5250	FUEL EXPENSE	38.79	500.00	0.00	500.00	0
001-518-30-5400	SUBSCRIPTIONS/DUES	390.00	2,000.00	300.00	1,700.00	15
001-518-30-5500	TRAINING	1,393.40	8,000.00	0.00	8,000.00	0
001-518-30-5550	LICENSING	9,593.89	30,000.00	196.89	29,803.11	1
518 INFORMATION TECHNOLOGY DEPARTMENT		409,199.52	518,500.00	72,180.17	446,319.83	14
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	191,043.38	228,600.00	26,876.05	201,723.95	12
001-519-10-1300	OVERTIME	15.42	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,801.09	0.00	1,971.16	1,971.16-	0
001-519-10-1600	VACATION PAY	9,563.35	0.00	4,321.30	4,321.30-	0
001-519-10-1800	HOLIDAY PAY	7,982.57	0.00	0.00	0.00	0
001-519-10-2100	FICA EXPENSE	16,172.61	17,600.00	2,537.38	15,062.62	14
001-519-10-2200	RETIREMENT	29,052.17	32,100.00	4,653.54	27,446.46	14
001-519-10-2210	BENEFIT ADMIN FEES	108.00	100.00	18.00	82.00	18
001-519-10-2300	LIFE & HEALTH INSURANCE	28,594.37	32,400.00	4,934.50	27,465.50	15
001-519-10-2600	WORKERS COMPENSATION INSURANCE	301.49	360.00	138.56	221.44	38
001-519-30-3100	PROFESSIONAL SERVICES	375.00	15,000.00	0.00	15,000.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,934.30	6,650.00	623.01	6,026.99	9
001-519-30-4000	TRAVEL & PER DIEM	4,356.70	8,700.00	0.00	8,700.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,256.94	5,500.00	360.18	5,139.82	7
001-519-30-4110	IT LICENSING / EQUIPMENT	22,291.97	45,800.00	13,275.23	32,524.77	29
001-519-30-4150	ADVERTISING/RECRUITING	5,478.39	9,500.00	0.00	9,500.00	0
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	308.47	500.00	53.22	446.78	11

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001-519-30-4300	UTILITIES EXPENSE	1,855.04	2,300.00	165.01	2,134.99	7
001-519-30-4600	REPAIR & MAINTENANCE	5,396.62	5,500.00	744.42	4,755.58	14
001-519-30-4800	EMPLOYEE PROGRAMS	16,283.95	31,440.00	8,594.77	22,845.23	27
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	746.76	1,000.00	0.00	1,000.00	0
001-519-30-5100	OFFICE SUPPLIES	1,059.83	1,500.00	51.78	1,448.22	3
001-519-30-5200	OPERATING SUPPLIES	2,813.95	3,880.00	0.00	3,880.00	0
001-519-30-5250	FUEL EXPENSE	218.31	100.00	0.00	100.00	0
001-519-30-5400	SUBSCRIPTIONS/DUES	2,154.00	2,220.00	0.00	2,220.00	0
001-519-30-5500	TRAINING	4,659.53	7,135.00	0.00	7,135.00	0
001-519-30-5501	STAFF TRAINING PROGRAMS	856.07	8,000.00	27.44	7,972.56	0

519 HUMAN RESOURCE DEPARTMENT:

365,680.28 465,885.00 69,345.55 396,539.45 15

001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,488,451.14	5,319,000.00	640,802.81	4,678,197.19	12
001-521-10-1220	UNIFORM ALLOWANCE	17,530.00	24,800.00	2,980.00	21,820.00	12
001-521-10-1250	ON CALL	12,250.00	13,000.00	2,000.00	11,000.00	15
001-521-10-1260	SHIFT DIFFERENTIAL	16,070.34	20,100.00	5,142.77	14,957.23	26
001-521-10-1300	OVERTIME	160,384.34	160,000.00	40,252.11	119,747.89	25
001-521-10-1500	SICK LEAVE	95,324.02	0.00	12,259.81	12,259.81-	0
001-521-10-1600	VACATION PAY	146,813.98	0.00	26,999.18	26,999.18-	0
001-521-10-1700	INCENTIVE PAY	28,280.00	55,000.00	4,950.00	50,050.00	9
001-521-10-1800	HOLIDAY PAY	132,716.23	0.00	0.00	0.00	0
001-521-10-1820	HOLIDAY PREMIUM	201,274.12	180,000.00	0.00	180,000.00	0
001-521-10-2100	FICA EXPENSE	329,452.11	410,400.00	56,241.60	354,158.40	14
001-521-10-2200	RETIREMENT	1,325,691.54	1,709,600.00	236,525.53	1,473,074.47	14
001-521-10-2210	BENEFIT ADMIN FEES	850.50	500.00	135.00	365.00	27

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001-521-10-2300	LIFE & HEALTH INSURANCE	519,387.49	777,600.00	94,336.49	683,263.51	12
001-521-10-2600	WORKERS COMPENSATION INSURANCE	112,755.19	134,500.00	51,768.55	82,731.45	38
001-521-30-3100	PROFESSIONAL SERVICES	30,397.93	52,000.00	656.07	51,343.93	1
001-521-30-3400	OTHER CONTRACTUAL SERVICES	78,097.01	41,200.00	7,241.31	33,958.69	18
001-521-30-3450	CLOTHING AND UNIFORMS	11,058.53	27,000.00	2,695.51	24,304.49	10
001-521-30-3500	INVESTIGATIONS	13,180.80	17,000.00	1,556.80	15,443.20	9
001-521-30-4000	TRAVEL & PER DIEM	17,368.99	15,000.00	1,058.00	13,942.00	7
001-521-30-4100	TELEPHONE EXPENSE	85,884.91	107,000.00	7,925.60	99,074.40	7
001-521-30-4110	IT LICENSING / EQUIPMENT	220,899.74	470,000.00	67,867.42	402,132.58	14
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	462.41	2,000.00	0.00	2,000.00	0
001-521-30-4300	UTILITIES EXPENSE	67,929.17	70,000.00	5,457.23	64,542.77	8
001-521-30-4400	RENTAL & LEASING	2,208.75	5,000.00	304.99	4,695.01	6
001-521-30-4600	REPAIR & MAINTENANCE	61,250.71	90,000.00	11,634.46	78,365.54	13
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,881.50	11,000.00	101.92	10,898.08	1
001-521-30-5100	OFFICE SUPPLIES	1,853.96	5,000.00	614.36	4,385.64	12
001-521-30-5200	OPERATING SUPPLIES	141,942.18	85,000.00	7,131.55	77,868.45	8
001-521-30-5250	FUEL EXPENSE	172,571.31	220,000.00	303.04	219,696.96	0
001-521-30-5400	SUBSCRIPTIONS/DUES	4,981.62	5,500.00	2,855.00	2,645.00	52
001-521-30-5500	TRAINING	26,074.73	50,000.00	1,760.80	48,239.20	4
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	450,636.97	349,900.00	0.00	349,900.00	0
521 POLICE DEPARTMENT:		7,976,912.22	10,431,100.00	1,293,557.91	9,137,542.09	12
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0

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001-541-10-1200	SALARIES	1,263,068.54	1,694,100.00	207,051.55	1,487,048.45	12
001-541-10-1250	ON CALL	6,500.00	6,500.00	1,000.00	5,500.00	15
001-541-10-1300	OVERTIME	17,197.84	15,000.00	1,524.20	13,475.80	10
001-541-10-1500	SICK LEAVE	58,161.46	0.00	8,967.00	8,967.00-	0
001-541-10-1600	VACATION PAY	79,184.96	0.00	6,114.44	6,114.44-	0
001-541-10-1800	HOLIDAY PAY	51,988.45	0.00	0.00	0.00	0
001-541-10-1820	HOLIDAY PREMIUM	48,212.94	30,000.00	0.00	30,000.00	0
001-541-10-2100	FICA EXPENSE	116,252.85	130,300.00	17,144.13	113,155.87	13
001-541-10-2200	RETIREMENT	243,532.33	265,900.00	37,432.37	228,467.63	14
001-541-10-2210	BENEFIT ADMIN FEES	94.50	100.00	18.00	82.00	18
001-541-10-2300	LIFE & HEALTH INSURANCE	231,689.99	280,800.00	35,649.04	245,150.96	13
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,585.09	45,000.00	17,320.34	27,679.66	38
001-541-30-3100	PROFESSIONAL SERVICES	281,762.64	471,300.00	8,168.00	463,132.00	2
001-541-30-3400	OTHER CONTRACTUAL SERVICES	272,983.66	596,100.00	15,189.47	580,910.53	3
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	454,941.46	485,400.00	44,943.08	440,456.92	9
001-541-30-3450	CLOTHING AND UNIFORMS	7,051.30	9,000.00	1,113.40	7,886.60	12
001-541-30-4000	TRAVEL & PER DIEM	1,663.27	5,500.00	0.00	5,500.00	0
001-541-30-4100	TELEPHONE EXPENSE	24,979.29	30,000.00	2,313.29	27,686.71	8
001-541-30-4110	IT LICENSING / EQUIPMENT	54,641.89	148,400.00	11,854.31	136,545.69	8
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	203.85	150.00	0.00	150.00	0
001-541-30-4300	UTILITIES EXPENSE	31,541.49	40,000.00	3,298.17	36,701.83	8
001-541-30-4350	VILLAGES STREET LIGHTING	1,674,318.74	1,736,625.00	151,747.82	1,584,877.18	9
001-541-30-4400	RENTAL & LEASING	15,036.86	7,580.00	24.50	7,555.50	0
001-541-30-4600	REPAIR & MAINTENANCE	67,712.48	60,000.00	3,596.00	56,404.00	6
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	15,560.27	70,000.00	8,293.57	61,706.43	12
001-541-30-4602	REPAIR & MAINTENANCE - VEHICLES/EQUIP	0.00	15,000.00	3,158.56	11,841.44	21

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001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	1,431,381.67	2,000,000.00	0.00	2,000,000.00	0
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	7,702.08	6,000.00	142.16	5,857.84	2
001-541-30-4960	BOOT ALLOWANCE	3,318.77	4,100.00	674.05	3,425.95	16
001-541-30-5100	OFFICE SUPPLIES	2,184.18	6,000.00	227.53	5,772.47	4
001-541-30-5200	OPERATING SUPPLIES	82,800.07	75,000.00	14,924.86	60,075.14	20
001-541-30-5250	FUEL EXPENSE	33,027.89	40,000.00	0.00	40,000.00	0
001-541-30-5400	SUBSCRIPTIONS/DUES	6,968.12	6,000.00	1,845.10	4,154.90	31
001-541-30-5500	TRAINING	15,765.07	23,000.00	1,287.00	21,713.00	6
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	5,500.00	0.00	5,500.00	0
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	67,369.44	294,500.00	138,854.20	155,645.80	47
541 PUBLIC WORKS/STREET DEPT.		6,706,383.44	8,605,855.00	743,876.14	7,861,978.86	9
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	252,550.84	309,900.00	42,694.19	267,205.81	14
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	4,237.29	0.00	213.18	213.18-	0
001-549-10-1600	VACATION PAY	19,229.94	0.00	3,488.65	3,488.65-	0
001-549-10-1800	HOLIDAY PAY	9,943.95	0.00	0.00	0.00	0
001-549-10-2100	FICA EXPENSE	21,876.61	24,100.00	3,549.28	20,550.72	15
001-549-10-2200	RETIREMENT	39,295.76	43,500.00	6,509.33	36,990.67	15
001-549-10-2210	BENEFIT ADMIN FEES	54.00	100.00	9.00	91.00	9
001-549-10-2300	LIFE & HEALTH INSURANCE	48,037.18	54,000.00	7,961.70	46,038.30	15
001-549-10-2600	WORKERS COMPENSATION INSURANCE	14,094.39	16,800.00	6,466.25	10,333.75	38
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0

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001-549-30-3400	OTHER CONTRACTUAL SERVICES	5,796.96	10,000.00	853.08	9,146.92	9
001-549-30-3450	CLOTHING AND UNIFORMS	2,243.35	3,500.00	319.48	3,180.52	9
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,218.61	3,000.00	169.62	2,830.38	6
001-549-30-4110	IT LICENSING / EQUIPMENT	24,974.59	72,000.00	37,291.37	34,708.63	52
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,634.75	7,000.00	398.68	6,601.32	6
001-549-30-4400	RENTAL & LEASING	1,826.15	2,500.00	94.78	2,405.22	4
001-549-30-4600	REPAIR & MAINTENANCE	3,541.97	5,000.00	427.93	4,572.07	9
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	624.88	700.00	0.00	700.00	0
001-549-30-5100	OFFICE SUPPLIES	341.16	1,500.00	35.96	1,464.04	2
001-549-30-5200	OPERATING SUPPLIES	77,233.33	83,000.00	6,009.91	76,990.09	7
001-549-30-5250	FUEL EXPENSE	3,911.64	4,000.00	0.00	4,000.00	0
001-549-30-5400	SUBSCRIPTIONS/DUES	323.00	800.00	255.00	545.00	32
001-549-30-5500	TRAINING	1,766.50	4,000.00	0.00	4,000.00	0
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	0.00	200,700.00	45,071.00	155,629.00	22
549 FLEET MAINTENANCE DEPT:		538,756.85	848,400.00	161,818.39	686,581.61	19
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	830,775.37	1,628,800.00	176,878.67	1,451,921.33	11
001-572-10-1250	ON CALL	6,500.00	6,500.00	1,000.00	5,500.00	15
001-572-10-1300	OVERTIME	13,157.48	10,000.00	1,527.01	8,472.99	15
001-572-10-1500	SICK LEAVE	17,509.90	0.00	4,112.69	4,112.69-	0
001-572-10-1600	VACATION PAY	33,363.23	0.00	7,185.59	7,185.59-	0

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001-572-10-1800	HOLIDAY PAY	31,202.61	0.00	0.00	0.00	0
001-572-10-1820	HOLIDAY PREMIUM	45.48	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	72,480.76	125,000.00	14,584.26	110,415.74	12
001-572-10-2200	RETIREMENT	124,337.36	215,600.00	26,498.19	189,101.81	12
001-572-10-2210	BENEFIT ADMIN FEES	171.00	100.00	63.00	37.00	63
001-572-10-2300	LIFE & HEALTH INSURANCE	167,113.35	334,800.00	37,493.16	297,306.84	11
001-572-10-2600	WORKERS COMPENSATION INSURANCE	12,215.11	15,500.00	5,965.90	9,534.10	38
001-572-30-3100	PROFESSIONAL SERVICES	29,013.39	14,000.00	3,175.00	10,825.00	23
001-572-30-3400	OTHER CONTRACTUAL SERVICES	178,648.77	205,080.00	45,225.56	159,854.44	22
001-572-30-3450	CLOTHING AND UNIFORMS	10,539.23	15,000.00	0.00	15,000.00	0
001-572-30-4000	TRAVEL & PER DIEM	4,970.42	4,550.00	2.50	4,547.50	0
001-572-30-4100	TELEPHONE EXPENSE	33,732.26	30,000.00	3,660.76	26,339.24	12
001-572-30-4110	IT LICENSING / EQUIPMENT	36,320.33	71,000.00	22,930.60	48,069.40	32
001-572-30-4150	ADVERTISING AND PROMOTIONS	25,388.04	25,000.00	2,408.38	22,591.62	10
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	4.14	150.00	0.00	150.00	0
001-572-30-4300	UTILITIES EXPENSE	41,409.37	50,000.00	2,933.51	47,066.49	6
001-572-30-4400	RENTAL & LEASING	4,830.46	7,500.00	289.97	7,210.03	4
001-572-30-4600	REPAIR & MAINTENANCE	106,944.62	125,000.00	12,037.68	112,962.32	10
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	8,334.65	38,000.00	0.00	38,000.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,681.40	10,000.00	391.08	9,608.92	4
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	3,691.49	5,300.00	584.41	4,715.59	11
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,513.18	20,000.00	4,211.63	15,788.37	21
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	80.93	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	182,861.48	170,000.00	26,192.43	143,807.57	15
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	120,957.82	140,000.00	26,709.19	113,290.81	19
001-572-30-4920	YOUTH CAMPS & PROGRAMS	53,747.99	60,000.00	3,246.84	56,753.16	5

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001-572-30-4960	BOOT ALLOWANCE	1,536.66	3,500.00	673.74	2,826.26	19
001-572-30-5100	OFFICE SUPPLIES	4,131.78	4,500.00	445.76	4,054.24	10
001-572-30-5200	OPERATING SUPPLIES	101,201.28	117,400.00	18,600.87	98,799.13	16
001-572-30-5250	FUEL EXPENSE	19,709.13	25,000.00	0.00	25,000.00	0
001-572-30-5280	LANDSCAPING	35,382.83	70,000.00	169.74	69,830.26	0
001-572-30-5400	SUBSCRIPTIONS/DUES	3,803.80	3,210.00	0.00	3,210.00	0
001-572-30-5500	TRAINING	8,908.83	12,000.00	380.00	11,620.00	3
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	200,000.00	0.00	200,000.00	0
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	8,000.00	0.00	8,000.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	121,352.04	49,800.00	9,800.00	40,000.00	20
572 PARKS & RECREATION:		2,459,567.97	3,825,290.00	459,378.12	3,365,911.88	12
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	89,330.22	127,900.00	12,687.04	115,212.96	10
001-575-10-1300	OVERTIME	317.45	0.00	0.00	0.00	0
001-575-10-1500	SICK LEAVE	43.67	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	322.99	0.00	0.00	0.00	0
001-575-10-1800	HOLIDAY PAY	600.96	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	5,783.47	10,000.00	970.54	9,029.46	10
001-575-10-2200	RETIREMENT	12,430.79	12,000.00	1,779.99	10,220.01	15
001-575-10-2300	LIFE & HEALTH INSURANCE	1,053.80-	0.00	0.00	0.00	0
001-575-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	19,541.25	20,000.00	3,245.10	16,754.90	16
001-575-30-3450	CLOTHING AND UNIFORMS	1,038.92	1,200.00	37.56	1,162.44	3

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001-575-30-4100	TELEPHONE EXPENSE	513.35	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	0.69	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	64,118.72	60,000.00	3,940.38	56,059.62	7
001-575-30-4400	RENTAL & LEASING	1,593.64	2,500.00	177.21	2,322.79	7
001-575-30-4600	REPAIR & MAINTENANCE	14,563.78	50,000.00	738.50	49,261.50	1
001-575-30-5100	OFFICE SUPPLIES	0.00	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	21,739.43	30,000.00	2,003.73	27,996.27	7
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	56,958.03	0.00	0.00	0.00	0
575 COMMUNITY CENTER:		287,943.56	321,930.00	25,580.05	296,349.95	8
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,362,391.00	0.00	6,362,391.00	0
580 Total		0.00	6,362,391.00	0.00	6,362,391.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	247,524.97	326,004.00	0.00	326,004.00	0
001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUND	7,500,000.00	4,500,000.00	0.00	4,500,000.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,000,000.00	10,500,000.00	0.00	10,500,000.00	0
581 Total		17,747,524.97	15,326,004.00	0.00	15,326,004.00	0
GENERAL FUND Expenditure Totals		41,474,192.12	53,120,650.00	4,003,650.57	49,116,999.43	8

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Revenues:	40,727,003.88	5,542,573.79
Expenditures:	41,474,192.12	4,003,650.57
Net Income:	747,188.24-	1,538,923.22

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	239.95	200.00	32.83	167.17 -	16
101-366-1350	CONTRIBUTIONS/DUES	1,325.00	2,000.00	200.00	1,800.00 -	10
101-366-1360	GRAVE OPENING PERMITS	1,350.00	600.00	0.00	600.00 -	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	67,900.00	0.00	67,900.00 -	0
CEMETERY FUND Revenue Totals		2,914.95	70,700.00	232.83	70,467.17 -	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	7.53	200.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		7.53	800.00	0.00	800.00	0
101-580-90-9999	CONTINGENCY	0.00	69,900.00	0.00	69,900.00	0
580 Total		0.00	69,900.00	0.00	69,900.00	0
CEMETERY FUND Expenditure Totals		7.53	70,700.00	0.00	70,700.00	0

101 CEMETERY FUND	Prior	YTD
Revenues:	2,914.95	232.83

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Expenditures:	7.53	0.00
Net Income:	2,907.42	232.83

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
104-361-0000	INTEREST	19,970.12	5,000.00	2,595.13	2,404.87 -	52
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	427,869.00	505,000.00	0.00	505,000.00 -	0
104-382-0010	TRANSFER FROM GENERAL	247,524.97	326,004.00	0.00	326,004.00 -	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,550,000.00	0.00	1,550,000.00 -	0
COMMUNITY REDEVELOPMENT Revenue Tot		695,364.09	2,386,004.00	2,595.13	2,383,408.87 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	46,094.74	77,700.00	8,402.83	69,297.17	11
104-550-10-1500	SICK LEAVE	2,493.09	0.00	515.48	515.48 -	0
104-550-10-1600	VACATION PAY	5,657.19	0.00	168.46	168.46 -	0
104-550-10-1800	HOLIDAY PAY	1,937.68	0.00	0.00	0.00	0
104-550-10-2100	FICA EXPENSE	4,298.01	6,000.00	695.13	5,304.87	12
104-550-10-2200	RETIREMENT	19,197.49	25,800.00	3,020.44	22,779.56	12
104-550-10-2300	LIFE & HEALTH INSURANCE	4,035.00	5,400.00	726.72	4,673.28	13
104-550-30-5400	SUBSCRIPTIONS/DUES	0.00	200.00	0.00	200.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	2,180.00	40,000.00	0.00	40,000.00	0
104-550-60-6360	OLD WIRE RD WATER LINE REPLACEMENT	0.00	900,000.00	0.00	900,000.00	0
104-550-60-6390	OTHER MISC PROJECTS	952,626.45	0.00	0.00	0.00	0

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	0.00	200,000.00	0.00	200,000.00	0
550 COMM REDEVELOPMENT DEPT.:		1,038,519.65	1,280,100.00	13,529.06	1,266,570.94	1
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,105,904.00	0.00	1,105,904.00	0
580 Total		0.00	1,105,904.00	0.00	1,105,904.00	0
COMMUNITY REDEVELOPMENT Expenditure		1,038,519.65	2,386,004.00	13,529.06	2,372,474.94	1

104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	695,364.09	2,595.13
Expenditures:	1,038,519.65	13,529.06
Net Income:	343,155.56-	10,933.93-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	72.03	100.00	0.00	100.00-	0
105-369-0058	DONATIONS	32,505.00	20,000.00	7,710.00	12,290.00-	39
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	38,900.00	0.00	38,900.00-	0
BAKER HOUSE Revenue Totals		32,577.03	59,000.00	7,710.00	51,290.00-	13

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	23,224.88	25,000.00	5.37	24,994.63	0
576 BAKER HOUSE DEPARTMENT:		23,224.88	25,000.00	5.37	24,994.63	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	34,000.00	0.00	34,000.00	0
580 Total		0.00	34,000.00	0.00	34,000.00	0
BAKER HOUSE Expenditure Totals		23,224.88	59,000.00	5.37	58,994.63	0

105 BAKER HOUSE	Prior	YTD
Revenues:	32,577.03	7,710.00
Expenditures:	23,224.88	5.37
Net Income:	9,352.15	7,704.63

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	45.00-	0
WILDWOOD AREA HISTORICAL ASSOCIATION		0.00	45.00	0.00	45.00-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	45.00	0
580 Total		0.00	45.00	0.00	45.00	0

WILDWOOD AREA HISTORICAL ASSOCIATION Expenditure Total		0.00	45.00	0.00	45.00	0
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106 WILDWOOD AREA HISTORICAL ASSOCIATION	Prior	YTD
Revenues:	0.00	0.00
Expenditures:	0.00	0.00
Net Income:	0.00	0.00

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
107-341-3004	RECREATION IMPACT FEES	208,491.12	250,000.00	154,578.60	95,421.40-	62
107-361-0000	INTEREST	12,295.75	5,000.00	2,018.44	2,981.56-	40
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	1,310,000.00	0.00	1,310,000.00-	0
RECREATION IMPACT FEES Revenue Totals		220,786.87	1,565,000.00	156,597.04	1,408,402.96-	10

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-572-60-6301	MILLENNIUM PARK IMPROVEMENTS	0.00	1,500,000.00	0.00	1,500,000.00	0
107-572-60-6400	CAPITAL IMPROVEMENT-MACHINERY & EQUI	0.00	13,500.00	0.00	13,500.00	0
572 RECREATION IMPACT FEES:		0.00	1,513,500.00	0.00	1,513,500.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	51,500.00	0.00	51,500.00	0
580 Total		0.00	51,500.00	0.00	51,500.00	0
RECREATION IMPACT FEES Expenditure Tota		0.00	1,565,000.00	0.00	1,565,000.00	0

107 RECREATION IMPACT FEES	<u>Prior</u>	<u>YTD</u>
Revenues:	220,786.87	156,597.04
Expenditures:	0.00	0.00

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Net Income:	220,786.87	156,597.04
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,168,712.00	1,100,000.00	186,819.88	913,180.12-	17
108-361-0000	INTEREST	243.90	200.00	39.98	160.02-	20
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	2,630,000.00	0.00	2,630,000.00-	0
LAW ENFORCEMENT IMPACT FEES Revenue		1,168,955.90	3,730,200.00	186,859.86	3,543,340.14-	5
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	405.25	0.00	67.72	67.72-	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	1,000,000.00	0.00	1,000,000.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	0.00	0.00	0.00	0
108-521-90-9105	TRANSFER OUT TO GENERAL FUND	0.00	412,800.00	0.00	412,800.00	0
521 LAW ENFORCEMENT IMPACT FEES:		413,205.25	1,412,800.00	67.72	1,412,732.28	0
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT	0.00	2,317,400.00	0.00	2,317,400.00	0
580 Total		0.00	2,317,400.00	0.00	2,317,400.00	0
LAW ENFORCEMENT IMPACT Expenditure To		413,205.25	3,730,200.00	67.72	3,730,132.28	0

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108 LAW ENFORCEMENT IMPACT FEES	Prior	YTD
Revenues:	1,168,955.90	186,859.86
Expenditures:	413,205.25	67.72
Net Income:	755,750.65	186,792.14

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-361-0000	INTEREST	146,252.74	7,000.00	18,798.99	11,798.99	269
301-382-0010	TRANSFER FROM GENERAL FUND	10,000,000.00	10,500,000.00	0.00	10,500,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,150,000.00	0.00	14,150,000.00-	0
CAPITAL IMPROVEMENT FUND Revenue Total		10,146,252.74	24,657,000.00	18,798.99	24,638,201.01 -	0
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	27,380.83	325,000.00	0.00	325,000.00	0
516 Total		27,380.83	325,000.00	0.00	325,000.00	0
301-521-60-6201	THE VILLAGES PD SUBSTATION	0.00	2,000,000.00	0.00	2,000,000.00	0
521 Total		0.00	2,000,000.00	0.00	2,000,000.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	365,988.63	250,000.00	0.00	250,000.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	0.00	903,600.00	815.00	902,785.00	0
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	1,500,000.00	0.00	1,500,000.00	0
301-541-60-6302	BARWICK REHAB	36,329.22	3,000,000.00	0.00	3,000,000.00	0
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	362,792.92	0.00	0.00	0.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	209,749.61	0.00	4,547.00	4,547.00-	0
301-541-60-6307	JACKSON ST IMPROVEMENTS	610,967.13	0.00	0.00	0.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	1,569,580.04	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-541-60-6310	DOWNTOWN PARKING GARAGE	267,558.74	0.00	0.00	0.00	0
301-541-60-6313	CSX ROAD REHAB	0.00	50,000.00	0.00	50,000.00	0
301-541-60-6315	PETERS ST STORMWATER BMP IMPROVEME	0.00	435,000.00	0.00	435,000.00	0
301-541-60-6318	RAILYARD TRASH COMPACTOR	0.00	100,000.00	0.00	100,000.00	0
541 Total		3,422,966.29	6,238,600.00	5,362.00	6,233,238.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	1,884.50	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	6,160,148.88	6,250,000.00	11,889.60	6,238,110.40	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	300,000.00	0.00	300,000.00	0
301-572-60-6306	OXFORD PARK IMPROVEMENTS	71,870.00	500,000.00	0.00	500,000.00	0
572 Total		6,233,903.38	7,050,000.00	11,889.60	7,038,110.40	0
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	304,485.92	0.00	0.00	0.00	0
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	5,793.03	105,000.00	0.00	105,000.00	0
575 Total		310,278.95	105,000.00	0.00	105,000.00	0
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	8,938,400.00	0.00	8,938,400.00	0
580 Total		0.00	8,938,400.00	0.00	8,938,400.00	0
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNE	5,000,000.00	0.00	0.00	0.00	0
581 Total		5,000,000.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	CAPITAL IMPROVEMENT FUN Expenditure To	14,994,529.45	24,657,000.00	17,251.60	24,639,748.40	0

301 CAPITAL IMPROVEMENT FUND	Prior	YTD
Revenues:	10,146,252.74	18,798.99
Expenditures:	14,994,529.45	17,251.60
Net Income:	4,848,276.71-	1,547.39

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	5,037,565.70	5,522,210.00	0.00	5,522,210.00-	0
401-343-3150	BULK WATER SALES	7.38	0.00	0.00	0.00	0
401-343-3500	WATER- METER INSTALLATIONS	256,036.31	263,000.00	35,547.94	227,452.06-	14
401-343-3510	WATER- OTHER (ON/OFF FEES)	47,624.68	33,020.00	0.00	33,020.00-	0
401-343-3520	WATER INCOME-OTHER	30,654.94	10,000.00	0.00	10,000.00-	0
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	0.00	0.00	0
401-343-3550	WATER UTILITY TAX	398.24-	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	9,182,532.83	12,285,940.00	0.00	12,285,940.00-	0
401-343-5510	SEWER OTHER MISC	1,295.00	13,375.00	0.00	13,375.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,870.00	15,000.00	2,645.00	12,355.00-	18
401-343-5520	TSS/COD WASTEWATER FEES	924,272.57	1,000,000.00	0.00	1,000,000.00-	0
401-343-6100	REUSE WATER OPERATIONS	86,599.85	139,650.00	0.00	139,650.00-	0
401-361-0000	INTEREST EARNINGS	73,444.52	60,000.00	11,708.39	48,291.61-	20
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	10,101.00	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,000,000.00	0.00	9,000,000.00-	0
UTILITY FUND Revenue Totals		15,665,621.54	28,342,195.00	49,901.33	28,292,293.67 -	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	158,602.43	227,900.00	24,196.57	203,703.43	11
401-530-10-1300	OVERTIME	0.00	0.00	15.42	15.42-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-1500	SICK LEAVE	6,997.94	0.00	2,216.60	2,216.60-	0
401-530-10-1600	VACATION PAY	9,339.75	0.00	1,642.54	1,642.54-	0
401-530-10-1800	HOLIDAY PAY	6,570.79	0.00	0.00	0.00	0
401-530-10-2100	FICA EXPENSE	13,859.85	17,500.00	2,137.10	15,362.90	12
401-530-10-2200	RETIREMENT	24,938.84	31,800.00	3,938.39	27,861.61	12
401-530-10-2210	BENEFIT ADMIN FEES	54.00	100.00	0.00	100.00	0
401-530-10-2300	LIFE & HEALTH INSURANCE	36,035.74	54,000.00	4,875.85	49,124.15	9
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,503.44	2,100.00	808.29	1,291.71	38
401-530-30-3100	PROFESSIONAL SERVICES	3,017.50	1,000.00	360.00	640.00	36
401-530-30-3200	ACCOUNTING & AUDITING FEES	25,125.00	30,000.00	3,750.00	26,250.00	12
401-530-30-3400	OTHER CONTRACTUAL SERVICES	36,575.67	39,750.00	3,501.55	36,248.45	9
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,225.15	6,500.00	365.07	6,134.93	6
401-530-30-4110	IT LICENSING / EQUIPMENT	29,449.35	44,000.00	26,185.44	17,814.56	60
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	22,789.98	32,800.00	5,003.28	27,796.72	15
401-530-30-4300	UTILITIES EXPENSE	18,030.52	20,000.00	1,580.40	18,419.60	8
401-530-30-4400	RENTAL & LEASING	1,452.74	1,500.00	308.67	1,191.33	21
401-530-30-4500	GENERAL INSURANCE	364,728.50	512,000.00	400,849.50	111,150.50	78
401-530-30-4600	REPAIR & MAINTENANCE	12,510.66	28,100.00	856.96	27,243.04	3
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,326.98	23,000.00	1,732.44	21,267.56	8
401-530-30-5100	OFFICE SUPPLIES	319.39	1,000.00	15.74	984.26	2
401-530-30-5200	OPERATING SUPPLIES	5,112.87	11,100.00	954.08	10,145.92	9
401-530-30-5400	SUBSCRIPTIONS/DUES	231.30	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	380.00	1,620.00	19
530 PHYSICAL ENVIRONMENT/ADMIN:		801,558.39	1,087,150.00	485,673.89	601,476.11	45

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	893,663.60	1,135,900.00	173,855.40	962,044.60	15
401-533-10-1250	ON CALL	12,500.00	19,500.00	2,500.00	17,000.00	13
401-533-10-1300	OVERTIME	21,386.54	17,000.00	3,526.38	13,473.62	21
401-533-10-1500	SICK LEAVE	28,839.67	0.00	3,240.12	3,240.12-	0
401-533-10-1600	VACATION PAY	40,119.73	0.00	8,167.36	8,167.36-	0
401-533-10-1700	INCENTIVE PAY	2,800.00	0.00	400.00	400.00-	0
401-533-10-1800	HOLIDAY PAY	32,545.10	0.00	0.00	0.00	0
401-533-10-1820	HOLIDAY PREMIUM	13,164.90	10,000.00	0.00	10,000.00	0
401-533-10-2100	FICA EXPENSE	80,394.00	88,100.00	14,664.20	73,435.80	17
401-533-10-2200	RETIREMENT	145,049.20	158,800.00	27,493.43	131,306.57	17
401-533-10-2210	BENEFIT ADMIN FEES	90.00	100.00	13.50	86.50	14
401-533-10-2300	LIFE & HEALTH INSURANCE	161,499.68	210,600.00	26,835.83	183,764.17	13
401-533-10-2600	WORKERS COMPENSATION INSURANCE	23,960.46	33,000.00	12,701.59	20,298.41	38
401-533-30-3100	PROFESSIONAL SERVICES	79,484.92	255,000.00	180.00	254,820.00	0
401-533-30-3400	OTHER CONTRACTUAL SERVICES	265,382.40	331,000.00	10,423.51	320,576.49	3
401-533-30-3450	CLOTHING AND UNIFORMS	7,918.39	11,000.00	1,707.20	9,292.80	16
401-533-30-4000	TRAVEL & PER DIEM	10,428.47	8,000.00	0.00	8,000.00	0
401-533-30-4100	TELEPHONE EXPENSE	37,875.97	40,000.00	3,837.09	36,162.91	10
401-533-30-4110	IT LICENSING / EQUIPMENT	29,091.71	40,000.00	10,868.50	29,131.50	27
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	716.95	3,500.00	0.74	3,499.26	0
401-533-30-4300	UTILITIES EXPENSE	209,754.94	230,000.00	19,302.24	210,697.76	8
401-533-30-4400	RENTAL & LEASING	3,171.87	9,000.00	482.18	8,517.82	5
401-533-30-4600	REPAIR & MAINTENANCE	182,204.86	220,000.00	2,867.56	217,132.44	1
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	102.50	6,000.00	34.80	5,965.20	1
401-533-30-4960	BOOT ALLOWANCE	2,200.84	4,000.00	653.40	3,346.60	16

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401-533-30-5100	OFFICE SUPPLIES	1,494.65	6,500.00	887.45	5,612.55	14
401-533-30-5200	OPERATING SUPPLIES	165,704.49	200,000.00	15,190.12	184,809.88	8
401-533-30-5220	WATER METERS	283,722.34	360,000.00	24,286.92	335,713.08	7
401-533-30-5250	FUEL EXPENSE	42,646.62	50,000.00	1,655.99	48,344.01	3
401-533-30-5260	CHEMICALS	535,599.92	530,000.00	83,472.26	446,527.74	16
401-533-30-5270	LABORATORY SAMPLES	38,546.00	40,000.00	3,119.00	36,881.00	8
401-533-30-5400	SUBSCRIPTIONS/DUES	6,148.55	7,000.00	0.00	7,000.00	0
401-533-30-5500	TRAINING	11,176.85	12,500.00	380.00	12,120.00	3
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	412,897.38	450,000.00	9,959.98	440,040.02	2
401-533-60-6301	METER CHANGE OUT PROGRAM	94,201.40	253,000.00	0.00	253,000.00	0
401-533-60-6350	LOOP/UPGRADE WATER MAINS	624,838.27	1,150,000.00	14,058.20	1,135,941.80	1
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	333,003.24	290,700.00	38,358.00	252,342.00	13
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	19,960.34	20,760.00	20,763.22	3.22-	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	1,638.07	840.00	835.19	4.81	99
401-533-70-7306	FDOT 301 WIDENING	0.00	4,500,000.00	0.00	4,500,000.00	0
533 WATER DEPARTMENT:		4,855,924.82	10,701,800.00	536,721.36	10,165,078.64	5
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,440,040.63	2,290,500.00	269,732.21	2,020,767.79	12
401-535-10-1250	ON CALL	19,500.00	19,500.00	3,000.00	16,500.00	15
401-535-10-1300	OVERTIME	44,327.95	25,000.00	3,456.44	21,543.56	14
401-535-10-1500	SICK LEAVE	55,031.04	0.00	9,751.49	9,751.49-	0
401-535-10-1600	VACATION PAY	72,826.37	0.00	10,199.12	10,199.12-	0
401-535-10-1700	INCENTIVE PAY	5,100.00	0.00	800.00	800.00-	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-10-1800	HOLIDAY PAY	51,628.40	0.00	0.00	0.00	0
401-535-10-1820	HOLIDAY PREMIUM	35,694.26	20,000.00	0.00	20,000.00	0
401-535-10-2100	FICA EXPENSE	131,845.59	177,200.00	22,711.28	154,488.72	13
401-535-10-2200	RETIREMENT	235,964.52	321,200.00	41,551.50	279,648.50	13
401-535-10-2210	BENEFIT ADMIN FEES	531.00	500.00	90.00	410.00	18
401-535-10-2300	LIFE & HEALTH INSURANCE	254,213.92	415,800.00	45,156.53	370,643.47	11
401-535-10-2500	UNEMPLOYMENT COMPENSATION	782.88	0.00	0.00	0.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	47,733.00	66,000.00	25,403.13	40,596.87	38
401-535-30-3100	PROFESSIONAL SERVICES	73,589.78	170,000.00	870.92	169,129.08	1
401-535-30-3400	OTHER CONTRACTUAL SERVICES	795,385.88	1,100,000.00	87,389.73	1,012,610.27	8
401-535-30-3450	CLOTHING AND UNIFORMS	10,042.90	11,000.00	2,456.55	8,543.45	22
401-535-30-4000	TRAVEL & PER DIEM	14,852.23	16,000.00	1,025.24	14,974.76	6
401-535-30-4100	TELEPHONE EXPENSE	29,733.61	30,000.00	3,210.77	26,789.23	11
401-535-30-4110	IT LICENSING / EQUIPMENT	32,680.60	55,000.00	20,021.42	34,978.58	36
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,830.83	3,000.00	78.59	2,921.41	3
401-535-30-4300	UTILITIES EXPENSE	498,504.29	570,000.00	45,218.78	524,781.22	8
401-535-30-4400	RENTAL & LEASING	27,964.44	50,000.00	2,688.94	47,311.06	5
401-535-30-4600	REPAIR & MAINTENANCE	668,955.73	782,000.00	95,868.02	686,131.98	12
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	13,640.36	5,000.00	0.00	5,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	161,300.52	235,000.00	14,632.80	220,367.20	6
401-535-30-4960	BOOT ALLOWANCE	3,182.55	5,000.00	358.17	4,641.83	7
401-535-30-5100	OFFICE SUPPLIES	5,976.71	7,500.00	618.76	6,881.24	8
401-535-30-5200	OPERATING SUPPLIES	223,950.06	275,000.00	30,554.65	244,445.35	11
401-535-30-5250	FUEL EXPENSE	91,632.69	120,000.00	8,258.46	111,741.54	7
401-535-30-5260	CHEMICALS	278,173.23	350,000.00	40,972.48	309,027.52	12
401-535-30-5270	LABORATORY SAMPLES	328,945.00	320,000.00	28,425.00	291,575.00	9

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-30-5400	SUBSCRIPTIONS/DUES	2,016.59	6,500.00	0.00	6,500.00	0
401-535-30-5500	TRAINING	8,179.08	16,000.00	405.00	15,595.00	3
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	64,650.93	0.00	0.00	0.00	0
401-535-60-6250	LIFT STATION UPGRADES	664,218.07	750,000.00	31,569.00	718,431.00	4
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	41,909.42	113,500.00	27,260.94	86,239.06	24
401-535-60-6330	CR 209 LS UPGRADES	100,583.88	0.00	0.00	0.00	0
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMENT	161,036.45	0.00	0.00	0.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	453,817.80	370,500.00	57,396.22	313,103.78	15
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	607,017.84	660,000.00	0.00	660,000.00	0
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	88,830.00	0.00	88,830.00	0
401-535-60-6691	LEASE PURCHASE INTEREST PMT	0.00	31,850.00	0.00	31,850.00	0
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	237,141.52	0.00	0.00	0.00	0
535 WASTEWATER DEPARTMENT:		7,996,132.55	9,477,380.00	931,132.14	8,546,247.86	10
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	6,391,325.00	0.00	6,391,325.00	0
580 Total		0.00	6,391,325.00	0.00	6,391,325.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	355,210.18	362,640.00	0.00	362,640.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	113,378.97	116,300.00	57,780.23	58,519.77	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	24,704.70	17,280.00	0.00	17,280.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	21,236.07	18,320.00	9,527.29	8,792.71	52

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	582 DEBT SERVICE:	684,529.92	684,540.00	67,307.52	617,232.48	10
	UTILITY FUND Expenditure Totals	14,338,145.68	28,342,195.00	2,020,834.91	26,321,360.09	7

401 UTILITY FUND	Prior	YTD
Revenues:	15,665,621.54	49,901.33
Expenditures:	14,338,145.68	2,020,834.91
Net Income:	1,327,475.86	1,970,933.58 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
402-334-3500	STATE GRANT	0.00	6,684,524.00	0.00	6,684,524.00-	0
402-361-0000	INTEREST	135,865.25	15,000.00	39,229.26	24,229.26	262
402-382-0010	TRANSFER FROM GENERAL FUND	7,500,000.00	4,500,000.00	0.00	4,500,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	0.00	0.00	0.00	0
402-382-4090	TRANSFER FROM WW SDC FUND	10,000,000.00	0.00	0.00	0.00	0
402-389-5000	CASH FORWARD	0.00	24,000,000.00	0.00	24,000,000.00-	0
402-389-9001	LOAN PROCEEDS	0.00	120,000,000.00	0.00	120,000,000.00-	0
CAPITAL PROJECTS (LOAN/GRANT) Revenue		22,635,865.25	155,199,524.00	39,229.26	155,160,294.74-	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-60-6912	RIB SITE EXPANSION	0.00	4,650,000.00	0.00	4,650,000.00	0
402-536-60-6913	MILLENNIUM PARK PROJECT	250,037.00	4,165,500.00	0.00	4,165,500.00	0
402-536-60-6914	MLK REUSE PUMP STATION	0.00	760,000.00	0.00	760,000.00	0
402-536-70-7353	WWTP PROJECT	12,046,281.03	83,263,000.00	0.00	83,263,000.00	0
536 Total		12,296,318.03	92,838,500.00	0.00	92,838,500.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	62,361,024.00	0.00	62,361,024.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	580 Total	0.00	62,361,024.00	0.00	62,361,024.00	0
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	12,296,318.03	155,199,524.00	0.00	155,199,524.00	0
	402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD			
	Revenues:	22,635,865.25	39,229.26			
	Expenditures:	12,296,318.03	0.00			
	Net Income:	10,339,547.22	39,229.26			

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	126.48	100.00	1.58	98.42-	2
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	43,900.00	0.00	43,900.00-	0
INDUSTRIAL FUND Revenue Totals		126.48	44,000.00	1.58	43,998.42-	0
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	0.00	2.09	2.09-	0
552 INDUSTRIAL PARK:		0.00	1,000.00	2.09	997.91	0
403-580-90-9999	CONTINGENCY	0.00	33,000.00	0.00	33,000.00	0
580 Total		0.00	33,000.00	0.00	33,000.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	10,000.00	0
581 INDUSTRIAL PARK:		10,000.00	10,000.00	0.00	10,000.00	0
INDUSTRIAL FUND Expenditure Totals		10,000.00	44,000.00	2.09	43,997.91	0

403 INDUSTRIAL FUND	Prior	YTD
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Revenues:	126.48	1.58
Expenditures:	10,000.00	2.09
Net Income:	9,873.52-	0.51-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	7.97	0.00	1.30	1.30	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	79,400.00	0.00	79,400.00-	0
WATER CONNECTION FEES Revenue Totals		7.97	79,400.00	1.30	79,398.70-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.00	200.00	60.00	140.00	30
533 Total		360.00	200.00	60.00	140.00	30
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	79,200.00	0.00	79,200.00	0
580 Total		0.00	79,200.00	0.00	79,200.00	0
WATER CONNECTION FEES Expenditure Tota		360.00	79,400.00	60.00	79,340.00	0

404 WATER CONNECTION FEES	Prior	YTD
Revenues:	7.97	1.30
Expenditures:	360.00	60.00
Net Income:	352.03-	58.70-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	25.93	0.00	2.56	2.56	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	154,050.00	0.00	154,050.00-	0
WASTEWATER CONNECTION FEES Revenue		25.93	154,050.00	2.56	154,047.44-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	362.18	200.00	60.00	140.00	30
535 SEWER TAP CONNECTION FEES:		362.18	200.00	60.00	140.00	30
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	153,850.00	0.00	153,850.00	0
580 Total		0.00	153,850.00	0.00	153,850.00	0
WASTEWATER CONNECTION F Expenditure 1		362.18	154,050.00	60.00	153,990.00	0

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	25.93	2.56
Expenditures:	362.18	60.00
Net Income:	336.25-	57.44-

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	814,280.00	1,887,940.00	513,208.43	1,374,731.57 -	27
408-361-0000	INTEREST EARNED	529.22	100.00	74.47	25.53 -	74
408-389-5012	CASH FORWARD - WATER SDC	0.00	1,604,340.00	0.00	1,604,340.00 -	0
WATER SDC FEES Revenue Totals		814,809.22	3,492,380.00	513,282.90	2,979,097.10 -	14
Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	1,069,023.04	0.00	0.00	0.00	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	400.36	0.00	67.21	67.21 -	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	29,948.00	0.00	0.00	0.00	0
408-533-60-6321	CR121 WATER MAIN INTERCONNECT	0.00	170,000.00	0.00	170,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	2,391,546.10	0.00	0.00	0.00	0
533 Total		3,490,917.50	170,000.00	67.21	169,932.79	0
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,066,350.00	0.00	3,066,350.00	0
580 Total		0.00	3,066,350.00	0.00	3,066,350.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	224,927.97	226,910.00	0.00	226,910.00	0
408-582-70-7207	SRF INTEREST - OXFORD WTP	31,101.63	29,120.00	0.00	29,120.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	582 Total	256,029.60	256,030.00	0.00	256,030.00	0
	WATER SDC FEES Expenditure Totals	3,746,947.10	3,492,380.00	67.21	3,492,312.79	0

408 WATER SDC FEES	Prior	YTD
Revenues:	814,809.22	513,282.90
Expenditures:	3,746,947.10	67.21
Net Income:	2,932,137.88-	513,215.69

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	2,164,144.31	3,271,270.00	842,049.75	2,429,220.25-	26
409-361-0000	INTEREST EARNED	1,095.45	500.00	139.33	360.67-	28
409-389-5013	CASH FORWARD	0.00	4,040,000.00	0.00	4,040,000.00-	0
WASTEWATER SDC FEES Revenue Totals		2,165,239.76	7,311,770.00	842,189.08	6,469,580.92-	11

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	400.92	0.00	67.00	67.00-	0
409-535-60-6310	MILLENIUUM PARK REUSE LINE	0.00	1,510,000.00	0.00	1,510,000.00	0
409-535-60-6316	PRISON FM PROJECT	0.00	250,000.00	0.00	250,000.00	0
409-535-70-7346	WWTP FACILITY PLAN	1,674,117.59	0.00	0.00	0.00	0
409-535-70-7347	CHARLOTTE LS UPGRADES	0.00	290,000.00	0.00	290,000.00	0
409-535-70-7348	CR209 AND TRAILWINDS FM REPUMP STATIO	0.00	400,000.00	0.00	400,000.00	0
409-535-70-7356	BEAUMONT LS CAPACITY DECREASE	0.00	90,000.00	0.00	90,000.00	0
535 Total		1,674,518.51	2,540,000.00	67.00	2,539,933.00	0
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	4,696,180.00	0.00	4,696,180.00	0
580 Total		0.00	4,696,180.00	0.00	4,696,180.00	0
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNE	10,000,000.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	581 Total	10,000,000.00	0.00	0.00	0.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN I	4,539.52	4,620.00	0.00	4,620.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	69,830.18	69,850.00	0.00	69,850.00	0
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	288.62	270.00	0.00	270.00	0
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	926.70	850.00	0.00	850.00	0
	582 Total	75,585.02	75,590.00	0.00	75,590.00	0
WASTEWATER SDC FEES Expenditure Totals		11,750,103.53	7,311,770.00	67.00	7,311,703.00	0

409 WASTEWATER SDC FEES	Prior	YTD
Revenues:	2,165,239.76	842,189.08
Expenditures:	11,750,103.53	67.00
Net Income:	9,584,863.77 -	842,122.08

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
601-361-0000	INTEREST	117.10	100.00	8.01	91.99-	8
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	52,050.00	0.00	52,050.00-	0
LAW ENFORCEMENT FUND Revenue Totals		117.10	52,150.00	8.01	52,141.99-	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	52,150.00	0.00	52,150.00	0
580 Total		0.00	52,150.00	0.00	52,150.00	0
LAW ENFORCEMENT FUND Expenditure Tota		0.00	52,150.00	0.00	52,150.00	0

601 LAW ENFORCEMENT FUND	<u>Prior</u>	<u>YTD</u>
Revenues:	117.10	8.01
Expenditures:	0.00	0.00
Net Income:	117.10	8.01

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING DECEMBER 8 2025

12/03/2025
08:22 AM

Grand Totals	Prior	YTD
Revenues:	94,275,668.71	7,359,983.66
Expenditures:	100,085,915.40	6,055,595.53
Net Income:	5,810,246.69-	1,304,388.13

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 10, 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	Absent
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Lynzey McClellan	Assistant CFO	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present

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

2. 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 as presented. The 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

- A. Expenditure Report
- B. Minutes for Approval: October 13, 2025 Regular Meeting
- C. A25-0068 - SP - St. Vincent de Paul Outreach Ministries
- D. Mission of San Pedro Maldonado Road Closure Request
- E. Budgeted Financial Items
 - 1. Purchase of Five Spare Lift Station Pumps in the Amount of \$105,033.60
 - 2. Wastewater Treatment Plant EQ Pump No. 1 Replacement in the Amount of \$49,712.18
 - 3. Automox 3-Year Renewal

3. Presentations and/or Proclamations

- A. Proclaim November 19, 2025, as Geographic Information Systems (GIS) Day
City staff proposed proclaiming November 19, 2025, as Geographic Information Systems (GIS) Day. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the proclamation by title. 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

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.
- B. A25-3308 - SSCPA - 64 Robin Rd.
Development Services Director Strickland presented Ordinance O2025-48, an ordinance proposing a small-scale future land use map amendment for property at 64 Robin Road (Parcel G22AT021), changing designation from Rural Residential to Mobile Home Park for 0.13 acres. She explained this was one of several small mobile home lots requiring annexation into the city before the county would issue permits. Motion by Commissioner Bivins, seconded by Commissioner Elliott, to adopt Ordinance O2025-48 on second and final reading. Motion carried

unanimously.

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

C. A25-3403 - SSCPA - 5474 Williamsburg Ln.

Development Services Director Strickland presented Ordinance O2025-53, an ordinance proposing a small-scale future land use map amendment for 5474 Williamsburg Lane (Parcel G16F001) at Wildwood Country Resort, changing from Rural Residential to Mobile Home Park for 0.21 acres. Motion by Commissioner Green, seconded by Commissioner Flores, to adopt Ordinance O2025-53 on second and final reading. 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

5. Public Hearings - Timed - Quasi-Judicial

A. A25-3309 - RZ - 64 Robin Rd.

Development Services Director Strickland presented Ordinance O2025-49, an ordinance proposing a zoning map amendment for property at 64 Robin Road (Parcel G22AT021), changing zoning from R6M (Sumter County) to MHP (City) for 0.13 acres. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance O2025-49 on second and final reading. 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

B. A25-3404 - RZ - 5474 Williamsburg Ln.

Development Services Director Strickland presented Ordinance O2025-54, an ordinance proposing a zoning map amendment for 5474 Williamsburg Lane (Parcel G16F001) at Wildwood Country Resort, changing from RPUD (Sumter County) to MHP (City) for 0.21 acres. Motion by Commissioner Flores, seconded by Commissioner Green, to adopt Ordinance O2025-54 on second and final reading. Motion carried unanimously.

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

C. Wildwood Country Resort Annexations

Development Services Director Strickland presented Ordinance O2025-57, an ordinance providing for the voluntary annexation of approximately 0.83 acres within the Wildwood Country Resort community, including parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051. Motion by Commissioner Green, seconded by Commissioner Bivins, to adopt Ordinance O2025-57 on second and final reading. 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

6. Public Forum - 4 minute time limit

None.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

A. Surplus Vehicles & Equipment November 2025

Resolution R2025-37 was proposed to declare certain vehicles and equipment as surplus to be disposed of through online auction, donation to nonprofit organizations, or as trash if beyond repair. Commissioner Elliott inquired about a generator on the surplus list, asking if it had any value to the city. City Manager McHugh confirmed staff had exhausted efforts to repurpose the generator before declaring it surplus. Motion by Commissioner Green, seconded by Commissioner Elliott, to adopt Resolution R2025-37. 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. Rehab and Epoxy Coating of Fourteen (14) Manholes on US 301 by Engineered Spray Solutions in the Amount of \$145,303.04

Utilities Deputy Director Martin presented a request for the maintenance of manholes along Main Street/US Highway 301 from the bridge to Huey Street. He explained the gravity system had not been maintained for as far back as staff could recall, and that the work was requested to be completed by Engineered Spray Solutions. Commissioner Elliott asked about the manholes being in the state right-of-way and expressed concern about lids being properly installed to prevent truck damage. Martin assured the commission that the company did quality work and that they had replaced problematic lids south of CR 466A with hinged lids. Motion by Commissioner Elliott, seconded by Commissioner Bivins, to approve the project. Motion carried

unanimously.

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

B. Replacement Gearbox for Kruger Rotor in the Amount of \$60,922.22

Utilities Deputy Director Martin presented a request for a replacement gearbox. He explained the item was budgeted and that the Kruger system would continue to be used even after the new plant was completed. With four gearboxes currently in use, and having one spare, this would provide a second spare. Commissioner Elliott noted that waiting six months would likely result in higher costs, and Martin confirmed these items took a long time to obtain. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the purchase. 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

C. 20hp Replacement Pump for Lift Station No. 33 (American House) in the Amount of \$23,511.60

Utilities Deputy Director Martin explained that one of the 20 horsepower pumps had reached the end of its life cycle. A spare was currently running, and this would replace the spare on the shelf. He noted that replacement was a less expensive option than rebuilding and that staff was looking at other pump brands to save money in the future. Motion by Commissioner Bivins, seconded by Commissioner Green, to approve the purchase. 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

D. Approval of Cleaning ('Ice Pigging') of 6,000 Feet of Pressurized Force Main in the Amount of \$45,362.00

Utilities Deputy Director Martin described ice pigging as a new and interesting technology used by only one company in the United States. The Lakeside Landing lift station had pumping rate problems, and a 12-inch force main crossing railroad tracks couldn't be adequately cleansed. This technology would allow ice to be pumped into the main through a 2-inch hole without shutting down the line for days. Motion by Commissioner Flores, seconded by Commissioner Green, to approve the project. 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
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E. CR 501 Water Treatment Plant Landscape Improvements in the Amount of \$148,761.52

Utilities Deputy Director Martin explained this work would be done at the water treatment facility where the iron system project was underway. Initially attempted as a change order for over \$250,000, the city saved \$100,000 by bidding it out separately. City Manager McHugh credited the city's new procurement manager and staff leadership for being able to bid the project in-house rather than paying an engineer or architect to handle the bidding process, resulting in additional savings. Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve the project. Motion carried unanimously.

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

F. Pay Application No. 8 for Phase One of the Water Reclamation Facility Project in the Amount of \$728,550.62

Utilities Deputy Director Martin reported significant progress on the project, with the Davco base being rebared in. He encouraged commissioners to visit the site before concrete is poured to see the extensive work being performed. 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

G. Millennium Park Phase 1 & 2 Project Payment Application 9 in the Amount of \$318,420.23

Public Works Director Hockenbury stated the project was approximately at the halfway point with a lot of moving parts occurring at the present. He stated he was hopeful to see the infrastructure completed soon and then begin raising the vertical structures. 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

H. Oak Grove Village Drainage Improvements Pay Application No. 2 in the Amount of \$245,622.50

Public Works Director Hockenbury stated this project was close to being completed. He explained that a water meter was waiting to be set, and that once set, controls and connection could then be tested properly. He explained this project was a portion of the city's efforts to control the flooding in the area because it has been a constant issue since the 1970s. He stated

the intent was to divert the excess water under the road and out to Monarch Swamp. 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

- I. Missouri Avenue Drainage Improvements Pay Application No. 2 in the Amount of \$43,412.62
Public Works Director Hockenbury stated this was another stormwater project and that it was nearing completion. He explained that only walkthroughs and final payout were left to be completed. 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

- J. Son Life Lawn and Landscaping Inc. Developer's Agreement
Development Services Director Strickland provided a brief explanation of the Developer's Agreement. She stated the property owner was combining two properties for entitlements usage and that there was little impact other than having to complete a land use change on the additional property. Strickland explained that the Developer's Agreement supported the land use change and covered both properties in their entirety, sharing the allotment of wastewater capacity. Mayor Wolf reiterated Strickland's explanation to ensure everyone understood what was said. Motion by Commissioner Green, seconded by Commissioner Bivins, to approve the Developer's Agreement. 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

10. General Items for Consideration/Discussion and Other Business

- A. Amendment to Mutual Aid Agreement with Sumter County Sheriff's Office and the Wildwood Police Department Law Enforcement
Police Chief Parmer provided a brief explanation of the Mutual Aid Agreement. During his explanation, he detailed that this agreement would give officers authority to conduct business as needed outside jurisdictional boundaries. He stated more specifically about officers traveling and conducting paperwork forthwith at the jail when making arrests. Chief Parmer provided a brief anecdote about the jurisdictional loophole and how this agreement would prevent situations like the one he described. Motion by Commissioner Flores, seconded by Commissioner Elliot, to approve the Mutual Aid Agreement. 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

11. Appointments

None.

12. City Manager Reports

A. Cancellation of December 22, 2025 City Commission Meeting

City Manager McHugh explained the second commission meeting in December typically fell during the week of Christmas and therefore recommended canceling the December 22, 2025 commission meeting. He noted that historically, the second commission meeting in December was canceled because of the holiday. McHugh stated that if any pressing business arose after the December 8, 2025 commission meeting that something would be scheduled at that time.

B. Local Construction Projects Update

The City Manager's projects update was included in the meeting agenda for review.

City Manager McHugh provided an update to the commission regarding the current golf cart ordinance and its compatibility with state statute. He further explained that staff had worked with various stakeholders on promotional and educational materials, and the Wildwood Police Department would be partnering with The Villages Homeowners Advocates to provide educational training to new residents regarding golf cart safety, rules, ordinances, and defensive driving habits. McHugh advised the draft ordinance would be brought before the commission soon.

13. Other Department Reports

A. DSD 4th Quarterly FY 24-25 Report

The Development Services Department report was included in the meeting agenda for review.

B. Utility Department Quarterly Report

The Utilities Department report was included in the meeting agenda for review.

C. Information Technology 2025 Q3 Quarterly Report

The IT Department report was included in the meeting agenda for review.

14. Commission Members Reports

Commissioner Elliot discussed the recent Charter Review Committee report amongst the other commissioners. He raised two specific concerns for Commission consideration:

1. Districts — whether the city should establish districts similar to Sumter County, where commissioners must reside in districts but are elected city-wide; and
2. Mayor selection — whether the mayor should be elected by voters or five commissioners elected with the commission appointing a mayor. Elliott noted a recent municipality's election, and voiced his concern about Wildwood facing similar situations with inexperienced leadership.

Elliott stated he would defer to the Commission's judgment on these matters, and other commissioners expressed satisfaction with the committee's recommendations.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 9:32 a.m.

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

Upcoming Events

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

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

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-0257 - SP - Oxford Professional Plaza Building Addition

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number A25-0257 – SP – Oxford Professional Plaza Building Addition

Parcel Number D20-050

Acreage 3.63 +/-

Property Location The subject property is generally located 0.13 miles north of the intersection of N US 301 and CR 110 off of N US 301.

Owner/Applicant T-Lynne Properties, LLC

Date 12/1/25

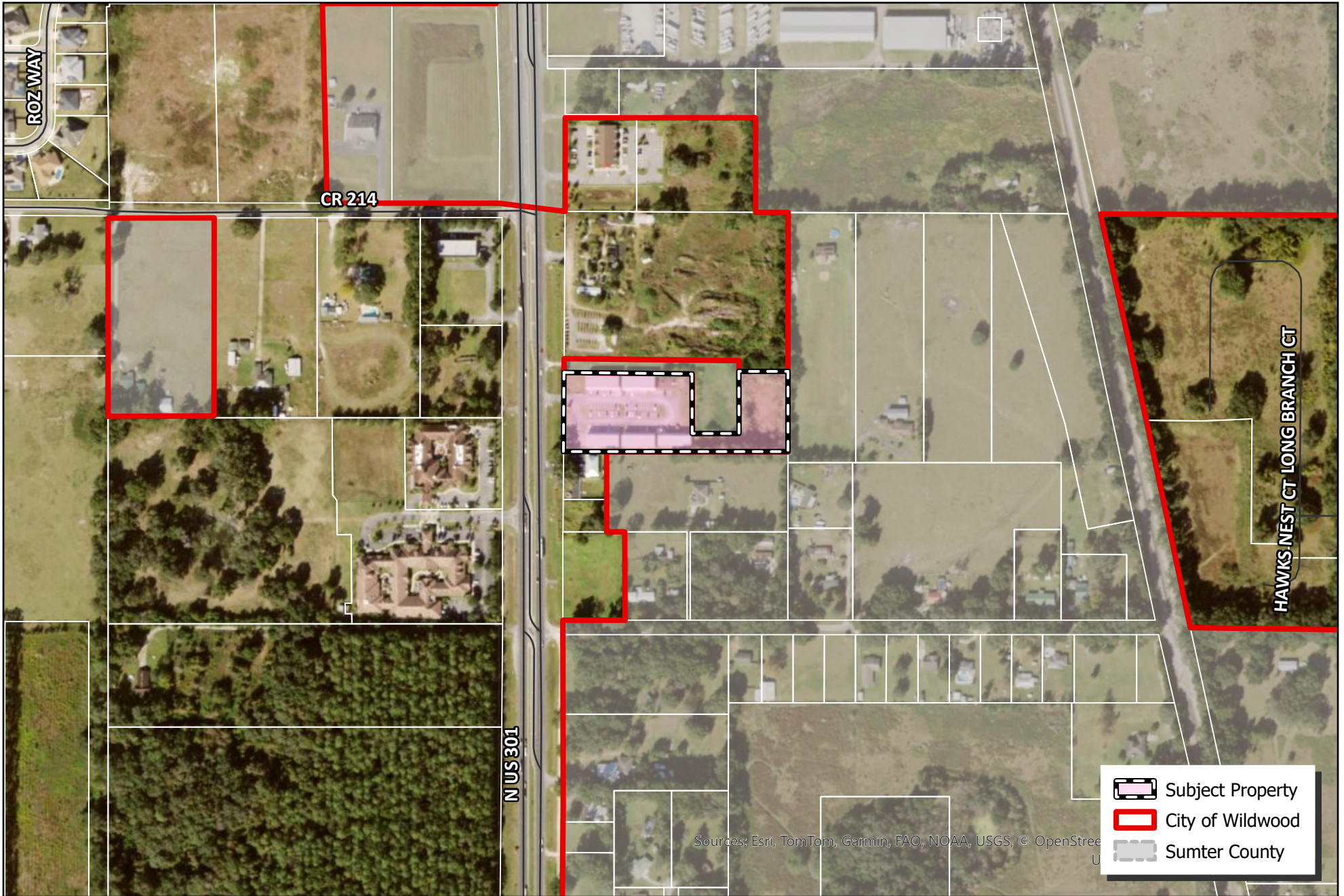
The applicant is seeking approval from the City Commission for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza, as per the attached plans.

The Project Review Committee has approved two technical waiver requests. The Project Review Committee approved a technical waiver to waive the landscape buffer requirement along portions of the property that are adjacent to a Florida Department of Transportation retention pond. The Project Review Committee has also approved a technical waiver to grant permission to use corrugated metal siding, which is a prohibited material per the Design District Standards, to match the existing buildings within the plaza. The project is the last infill building for the existing plaza, which was originally developed under Sumter County's jurisdiction.

A25-0257 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.



Alex Lammers
Planner I, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.01 0.03 0.04 0.06  Miles	PJ #A25-0257 OXFORD PROFESSIONAL PLAZA BUILDING ADDITION PARCEL D20-050	MAP 1B
				LOCATION MAP
				FEB 2025

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD SWFWMD			

DATE	REVISIONS	BY
4-12-25	CITY OF WILDWOOD REVISION #1	MJF
5-12-25	CITY OF WILDWOOD REVISION #2	MJF
7-21-25	CITY OF WILDWOOD REVISION #3	MML

SITE PLAN MODIFICATION FOR OXFORD PROFESSIONAL PLAZA ADDITION OXFORD, FLORIDA



Digitally signed by Tyler D Counts
Date: 2025.07.23 07:30:06-0400

This item has been
digitally signed and
sealed by Tyler Counts
on the date adjacent to
the seal. Signature must
be verified on any
electronic copies.

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	EXISTING CONDITIONS PLAN
05	DEMOLITION PLAN
06	SITE PLAN
07	GRADING AND DRAINAGE PLAN
08	UTILITY PLAN
09	DETAILS (1)
10	DETAILS (2)
EC-01	EROSION CONTROL PLAN

PROJECT TEAM

OWNER/DEVELOPER
TAYNNE PROPERTIES, LLC
1127 SE 40TH STREET
OCALA, FLORIDA 34880
LAWRENCE BREECH
(352) 812-4607

ENGINEER
CLYMER FARNER BARLEY, INC.
7419 ALFORD AVENUE, MIDDLETON, FL 34702
TYLER D. COUNTS, P.E.
FL LIC. NO. 99025
(352) 748-3126

SURVEYOR
CLYMER FARNER BARLEY, INC.
7419 ALFORD AVENUE, MIDDLETON, FL 34702
JEREMY D. HALLICK, PSM
FL REG. NO. 6715
(352) 748-3126

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 SE 17TH STREET
OCALA, FL 34471
MICHAEL PAPE
(352) 351-2500

UTILITY CONTACTS

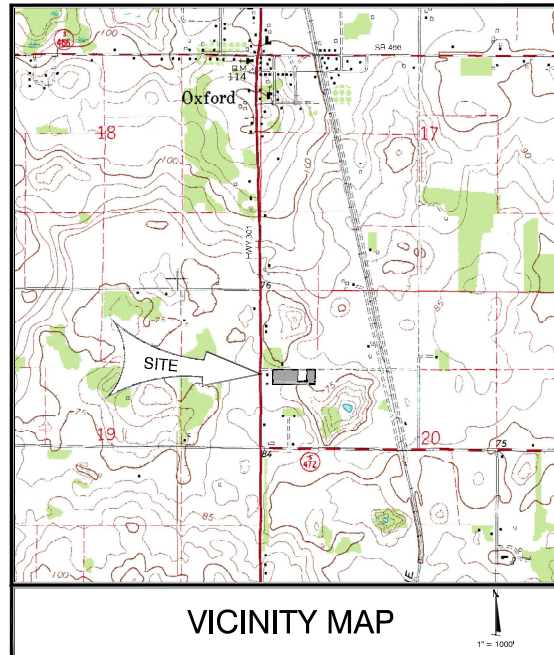
WATER AND WASTE WATER UTILITIES
CITY OF WILDWOOD UTILITY DEPT.
100 N MAIN ST
WILDWOOD, FL 34785
(352) 330-1346

ELECTRICAL POWER UTILITIES
DUKE ENERGY
4301 EAST CR 482
WILDWOOD, FLORIDA 34785
(352) 436-4863

SOLID WASTE COLLECTION
WASTE MANAGEMENT
8556 NE 44TH DRIVE
WILDWOOD, FL 34785
(352) 748-0236

TELEPHONE/INTERNET
CENTURYLINK - Ocala
3202 SE BROADWAY STREET
OCALA, FLORIDA 34471-2128
(352) 268-2295

GAS
TECO PEOPLES GAS - Ocala
702 N FRANKLIN STREET
P.O. BOX 2362
TAMPA, FLORIDA 33601-2362
(850) 624-0111
(877) 832-4747



VICINITY MAP

SECTION 20; TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA





Project Review Committee
Technical Standards Waiver Request
Project Name Oxford Professional Plaza Building Addition
Project # SP A25-0257

1. Briefly describe your waiver request.

We hereby request a waiver from following the Design District Standards on this building as this building is an infill project to a previously approved site with other buildings of the same character and exterior finishes.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

6. LDR 4.4(C)(2)(G) - Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.

19. DDS 1(F)(1)- Please provide a façade design including materials. As the exterior will include corrugated metal, please submit a Technical Standards Waiver Request to be reviewed by the Project Review Committee.

3. Please provide the justification for your waiver request.

This new building will match the previously built buildings and will thereby be in keeping with the theme of this site and provide continuity to the development.

Name (Print) Tlynne Properties, LLC; Larry Breech Title Manager

Date

4/17/25

Signature

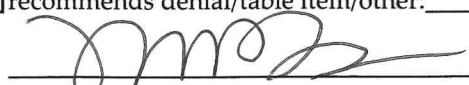
The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 347785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

FOR OFFICE USE ONLY

☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other:


Melanie D. Strickland, CPM, AICP
Chairwoman, City of Wildwood Project Review Committee

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Oxford Professional Plaza

PROJECT NUMBER: _____

1. Briefly describe your waiver request:

Waiver is requested for Buffer adjacent to Municipal & portion of Ag Land Use

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:

Design District Standards G. Landscaping Standards - Buffer Standards

3. Please provide the justification for your waiver request:

This is an existing site with parking and building constraints. Buffers have been provided to the greatest extent possible.

Name (print): Suzanne Stancil, PLA

Date: 10/29/25

Signature: Suzanne Stancil, PLA

FOR OFFICE USE ONLY

☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____



Melanie D. Strickland, CPM, AICP

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 2nd, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza on 3.63 acres MOL. The subject property is generally located 0.13 miles north of the intersection of N US 301 and CR 110, off of N US 301.

Case Number: A25-0257 – SP – Oxford Professional Plaza Building Addition

Owner/Applicant: T-Lynne Properties, LLC

Parcel: D20-050

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: December 2nd, 2025



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **A25-0765 (PLAT) The Winston Improvement Plan**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-0765 (PLAT) The Winston Improvement Plan
Owner(s)	Green Gardens 42, LLC
Applicant(s)	Enclave Housing, LLC., Joel Rosenberg
Acreage	83.158 +/-
Property Location	The subject property is generally located approximately 0.25 miles west of the intersection of CR 214 and N Main St/N US 301 along the northern property boundaries and 0.25 miles west of the intersection of CR 216 and N Main Street/N US 301 along the southern property boundaries.
Parcel(s)	D19-006, D19-007, D19-112, and D19-113
Date	December 2, 2025

The applicant is seeking approval from the City of Wildwood City Commission for the Winston Subdivision, an improvement plan consisting of 295 detached single-family residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, MOL. The subdivision is to include the following amenities on a separate site plan: a community pool and cabana, a tot lot and school waiting area, and a dog park. The developers will also be providing a 5-foot wide mulch walking trail, multiple benches, and two shelters around the perimeter of the southwestern retention pond.

The developer will be establishing a Community Development District on the project that will maintain the common areas, amenities, stormwater systems, landscaping and the private roads. The applicant will be required to incorporate a 180-square-foot eastbound turn lane improvement on CR 214 at US 301. The applicant will also be widening parts of CR 216 from 16 feet to 24 feet from US 301 to the development's entrance. Lastly, the applicant has submitted a technical waiver from the Design District Standards DDS (2)(E)(5) regarding the requirement that the garage should not comprise more than 50% of the front elevation of the

home when viewed from the street. The applicant has provided a justification statement and calculations that overall, the garage will not comprise more than 50% of the entire front facade. Please find supplementary documentation enclosed.

A25-0765 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan with the approved technical waiver.

DATED: 12/02/2025

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over the date line.

Wendy Then, AICP, CFM
Assistant Director Development Services



Project Review Committee Technical Standards Waiver Request

Project Name: The Winston – Improvement Plan

Project #: Application No. A25-0765

1. Briefly describe your waiver request.

The Applicant respectfully requests a Technical Waiver from the strict application of the Design District Standards (DDS) regarding the residential façade elevation requirements, specifically related to garage location and design. The waiver addresses minimal discrepancies between the numerical DDS requirements and the Applicant's proposed elevations.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

City of Wildwood Design District Standards (DDS), Chapter 2, Section (E) Elements of Design: Single-Family Detached (SFD), Subsection (5) Garage Location and Design.

3. Please provide the justification for your waiver request.

The Applicant has demonstrated through calculations of the total area of the front façade elevations that each of the proposed product lines (Denali, Everglade, Acadia, Olympic) comply with the DDS requirement that garages occupy no more than 50% of the front façade. Garage dominance ranges from 31.9% to 42.8%, well below the 50% threshold. Further, the Applicant has employed architectural treatments, including varied rooflines, porches, decorative garage doors, and consistent materials, to minimize garage prominence. These measures meet the intent of the DDS to avoid garage dominance and ensure visual interest. The Applicant has complied to the maximum extent practicable to the technical requirements, satisfying both the purpose and spirit of the Code while providing high-quality residential design.

Name (Print) Joel Rosenberg

Date 10/22/2025 | 2:13 PM EDT

Signature  Signed by: 243FA3A7BF144A7...

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.3 30.1338 | www.wildwood-fl.gov

Subject:

Garage Dominance - Meritage Homes 30-foot product line for The Winston.

General:

The City of Wildwood Design District Standards (DDS) Chapter 2, Section (E) Elements of Design: Single-Family Detached (SFD), Subsection (5) Garage Location and Design indicates an acceptable home design should preclude making the garage the dominant feature of the entrance as seen from the street. Pay special attention to garage appearance by selecting decorative doors that are consistent with the style of the home. Garages will appear less prominent when facing away from or set back from the street. In some cases, the use of two (2) single garage doors rather than one (1) double door is an effective method to reduce the mass and bulk of the garage area.

The garage should not comprise more than 50% of the front elevation of the home when viewed from the street.

Meritage Homes is proposing four (4) 30-foot product lines for The Winston project consisting of the Denali, Everglade, Acadia and Olympic. Commentary from the City of Wildwood suggests the proposed product does not satisfy the DDS requirement outlined above, specifically, the garage dominance comprising more than 50% of the front elevation area.

Meritage Homes has provided the city with the front elevation calculations of the proposed product demonstrating the garage(s) occupies less than 50% of the front area of the home(s) satisfying the DDS. Each of the four (4) proposed product was determined to be as follows:

- **Denali**

- Elevation B:

- Front Surface Area = 263.4 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.5%

- Elevation C:

- Front Surface Area = 305.43 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 36.67%

- Elevation H:
 - Front Surface Area = 263.4 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.5%
- **Everglade**
 - Elevation C:
 - Front Surface Area = 350.8 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 31.92%
 - Elevation H:
 - Front Surface Area = 263.6 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.48%
 - Elevation B:
 - Front Surface Area = 263.9 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.44%
- **Acadia**
 - Elevation B:
 - Front Surface Area = 264 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.42%
 - Elevation C:
 - Front Surface Area = 350.1 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 31.99%
 - Elevation D:
 - Front Surface Area = 264 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.42%
- **Olympic**
 - Elevation B:
 - Front Surface Area = 266.15 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.08%
 - Elevation C:
 - Front Surface Area = 349.95 SF
 - Garage Door Area = 112 SF

- Garage Dominance Percentage = 32.00%
- Elevation D:
 - Front Surface Area = 261.3 SF
 - Garage Door Area = 112 SF
 - Garage Dominance Percentage = 42.86%

Enclosed: Meritage Homes Garage Dominance Plan and Calculation dated June 25, 2025.

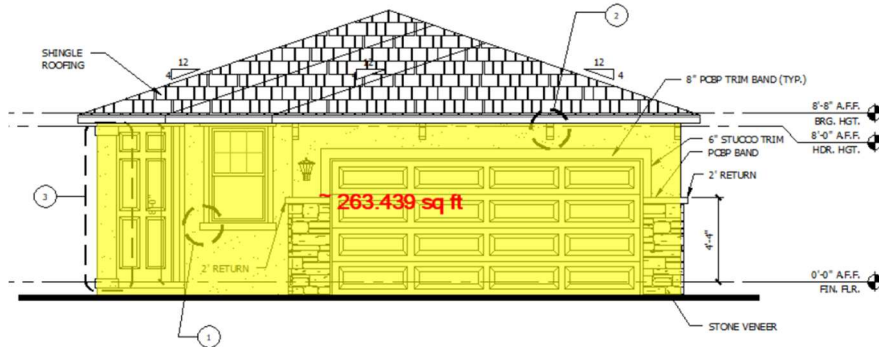
THE WINSTON – PRODUCT APPROVAL

3L05 DENALI

FRONT SURFACE AREA: 263.4 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.5%



FRONT ELEVATION B - COTTAGE

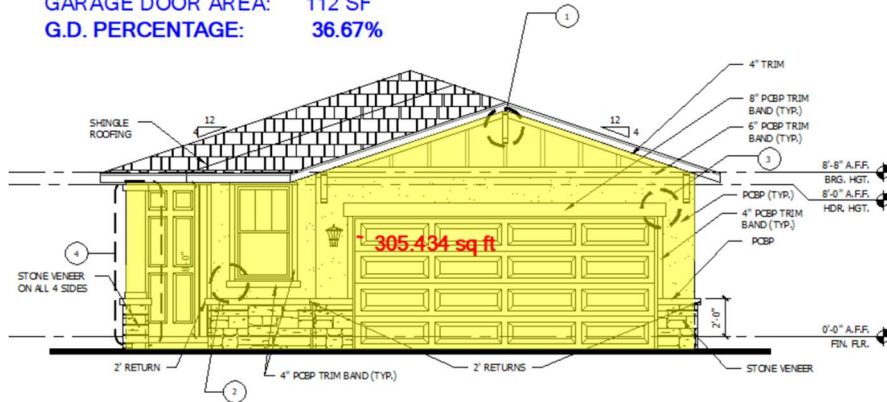
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3L05 DENALI

FRONT SURFACE AREA: 305.43 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 36.67%



FRONT ELEVATION C - CRAFTSMAN

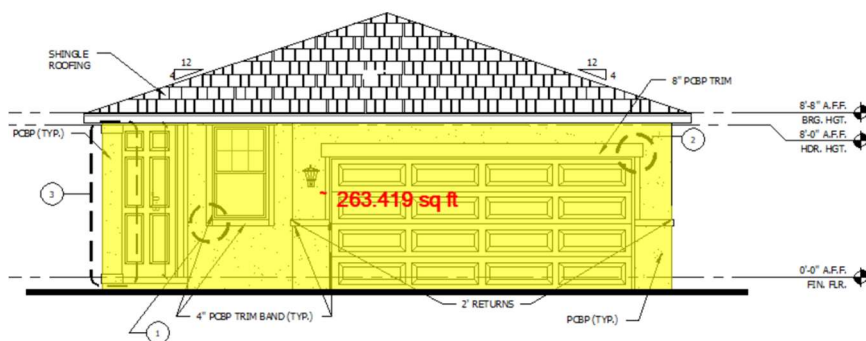
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3L05 DENALI

FRONT SURFACE AREA: 263.4 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.5%



FRONT ELEVATION H - COASTAL

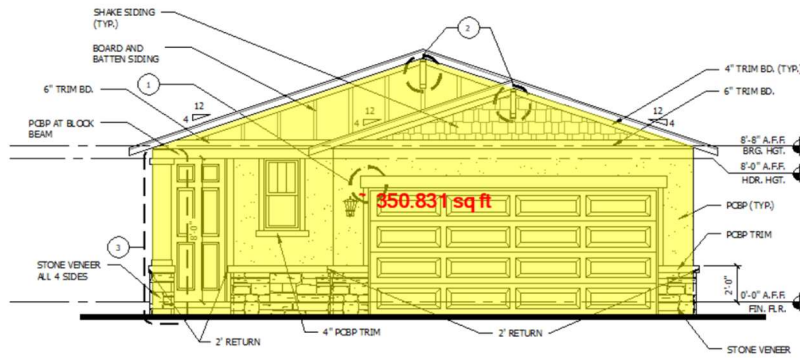
SCALE: 1/4"=1'-0"

3L10 EVERGLADE

FRONT SURFACE AREA: 350.8 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 31.92%



FRONT ELEVATION - C - CRAFTSMAN

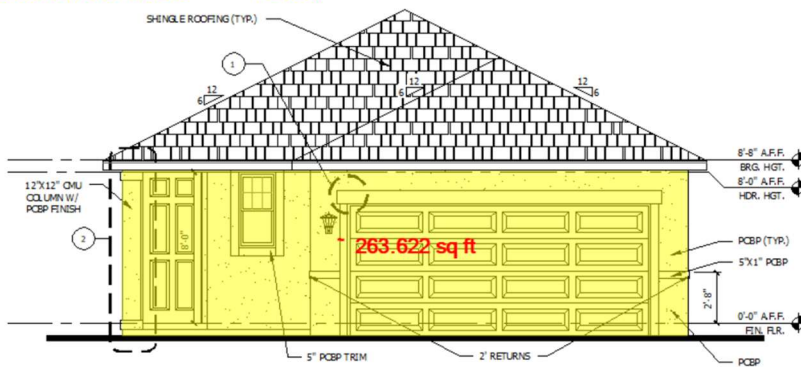
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3L10 EVERGLADE

FRONT SURFACE AREA: 263.6 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.48%



FRONT ELEVATION - H - COASTAL

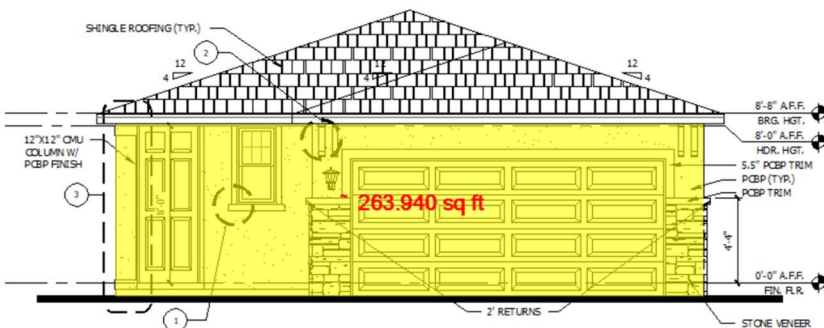
SCALE: 1/4"=1'-0"

3L10 EVERGLADE

FRONT SURFACE AREA: 263.9 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.44%



FRONT ELEVATION - B - COTTAGE

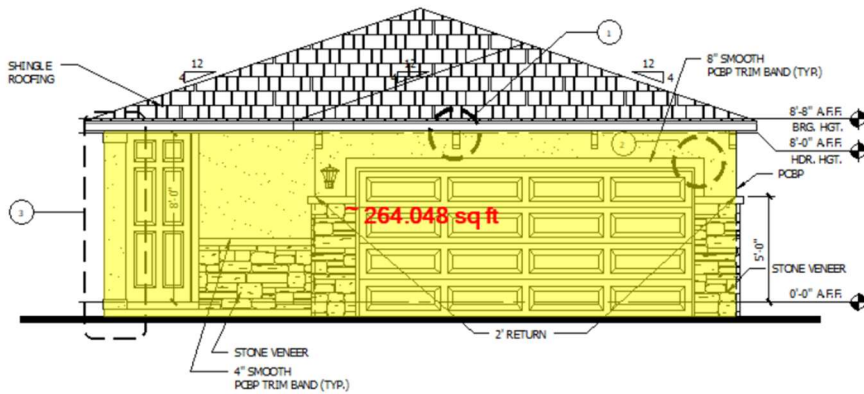
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3L13 ACADIA

FRONT SURFACE AREA: 264 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.42%



FRONT ELEVATION B - COTTAGE

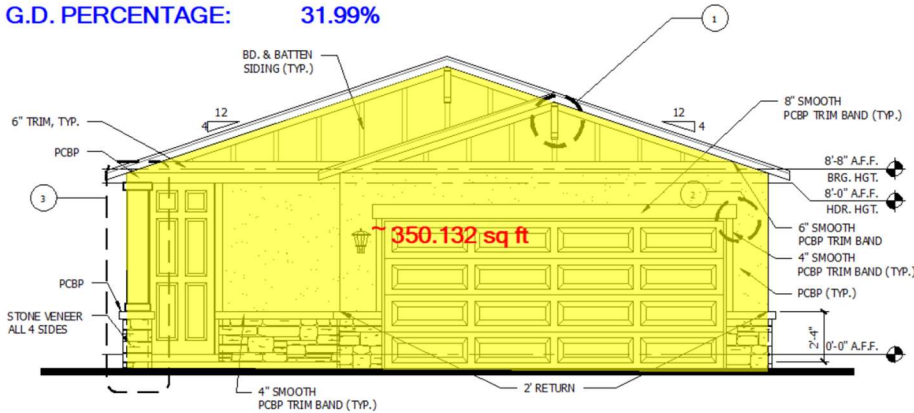
SCALE: 1/4"=1'-0"

3L13 ACADIA

FRONT SURFACE AREA: 350.1 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 31.99%



FRONT ELEVATION C - CRAFTSMAN

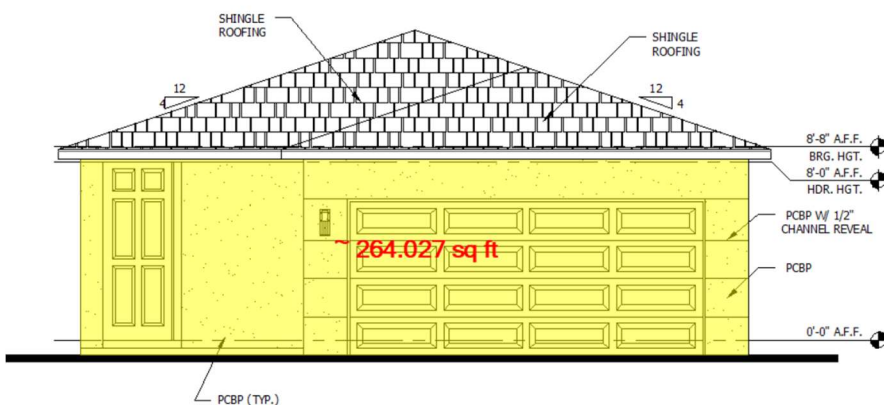
SCALE: 1/4"=1'-0"

3L13 ACADIA

FRONT SURFACE AREA: 264 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.42%



FRONT ELEVATION D - CONTEMPORARY

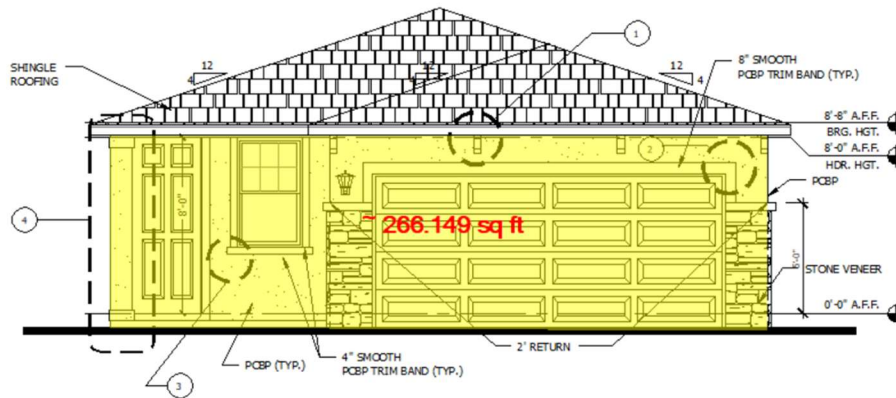
SCALE: 1/4"=1'-0"

3L15 OLYMPIC

FRONT SURFACE AREA: 266.15 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 42.08%



FRONT ELEVATION B - COTTAGE

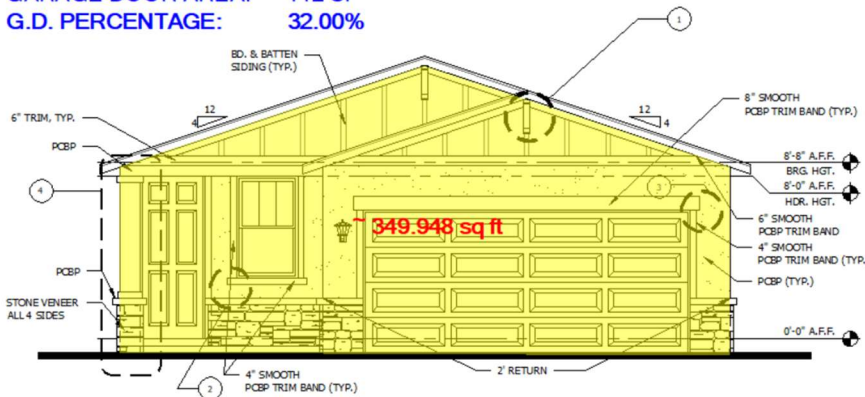
SCALE: 1/4"=1'-0"

3L15 OLYMPIC

FRONT SURFACE AREA: 349.95 SF

GARAGE DOOR AREA: 112 SF

G.D. PERCENTAGE: 32.00%



FRONT ELEVATION C - CRAFTSMAN

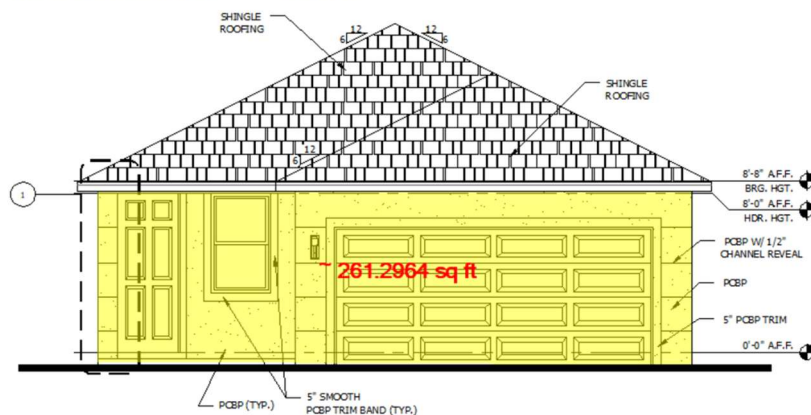
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3L15 OLYMPIC

FRONT SURFACE AREA: 261.3 SF

GARAGE DOOR AREA: 112 SF

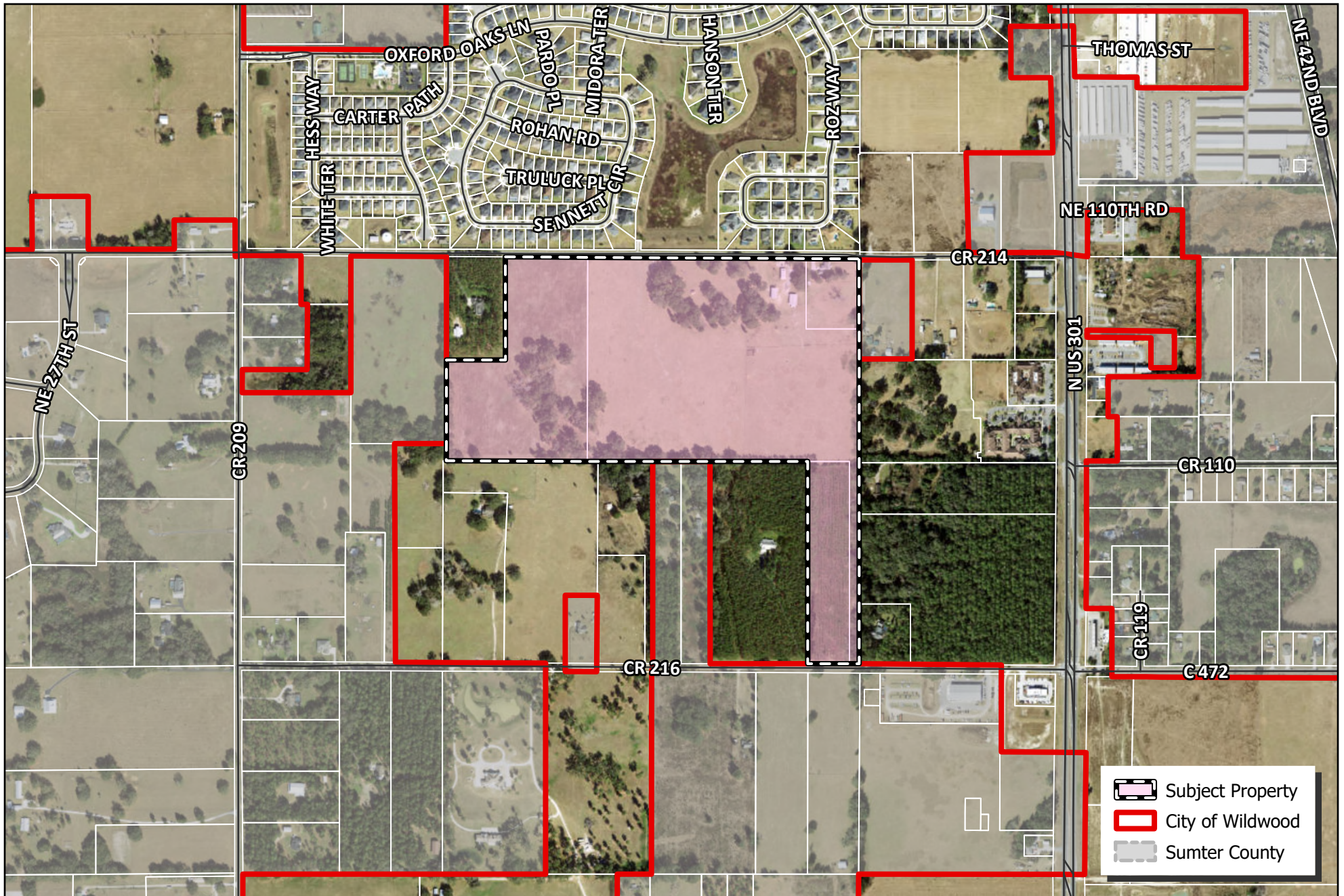
G.D. PERCENTAGE: 42.86%

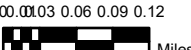


FRONT ELEVATION G - CONTEMPORARY

SCALE: 1/4"=1'-0"

THE WINSTON – PRODUCT APPROVAL

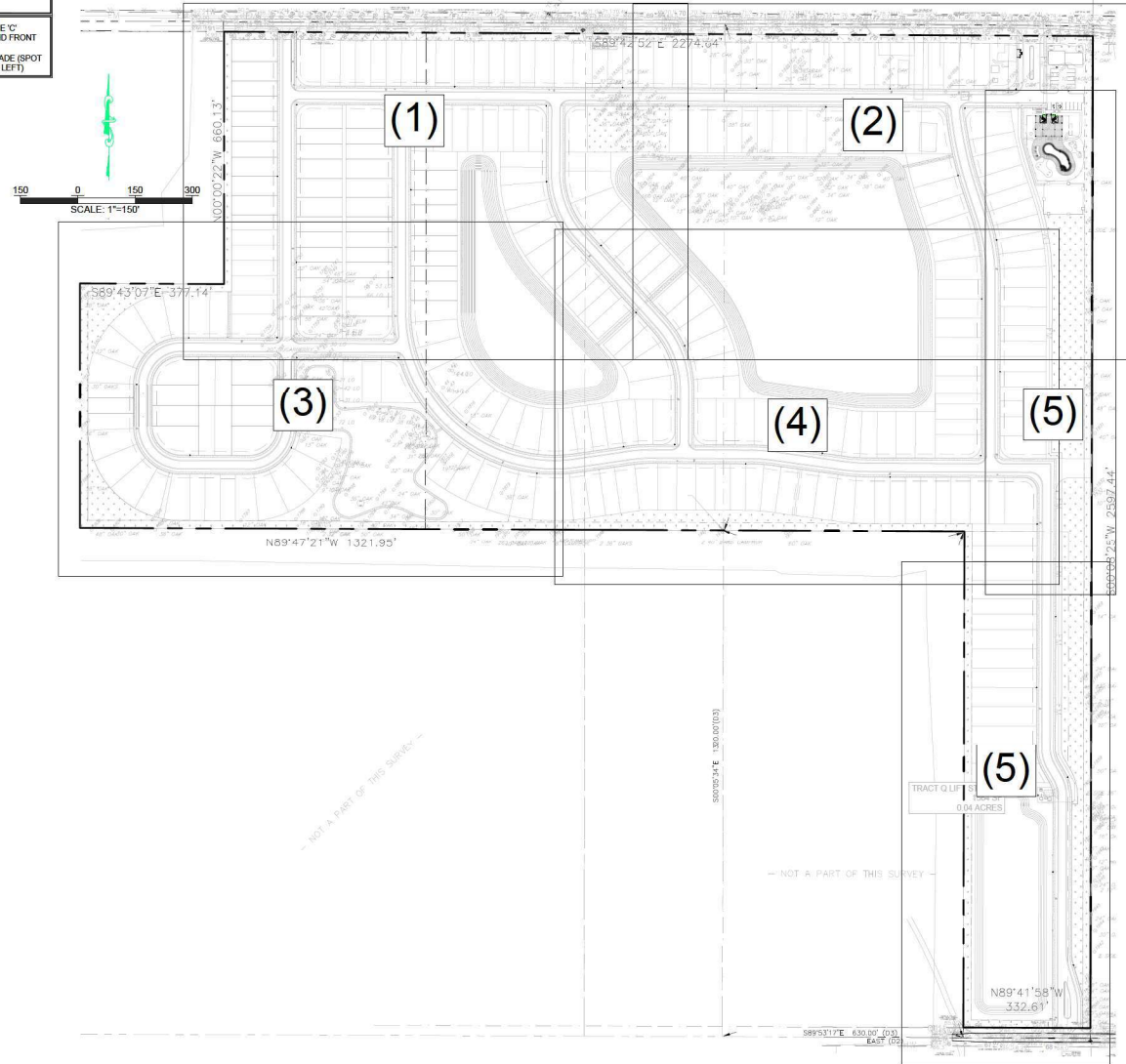


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N  0.00 0.03 0.06 0.09 0.12 Miles 	PJ #A25-0765 THE WINSTON PARCELS D19-006, D19-007, D19-112 & D19-113	MAP 1B LOCATION MAP MAR 2025
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- SILT FENCE
- LIMITS OF GRADING
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY FORCE MAIN
- STORM SEWER
- FIRE HYDRANT ASSEMBLY
- VALVE
- ELBOW
- DOUBLE WATER SERVICE
SHARED IRRIGATION & POTABLE
- SINGLE WATER SERVICE
- DOUBLE SANITARY SEWER SERVICE - SHARED
- SINGLE SANITARY SEWER SERVICE
- STORM MANHOLE
- INLET APRON
- SANITARY SEWER MANHOLE
- SITE BOUNDARY
- ROAD CENTERLINE
- LANDSCAPE BUFFER
- BUILDING ENVELOPE
- LOT LINES

LOT GRADING LEGEND			
(A)	LOT GRADING TYPE 'A' FLOW FROM BACK TO FRONT	(C)	LOT GRADING TYPE 'C' FLOW TO BACK AND FRONT
(B)	LOT GRADING TYPE 'B' FLOW FROM FRONT TO BACK	(STD)	TYPICAL SPOT GRADE (SPOT LOCATION TO THE LEFT)

- INLET PROTECTION
- 50' LOTS
- 40' LOTS
- SIDEWALK
- PAVEMENT
- STREET LAMP



ALAN ENGINEERING GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS
CERTIFICATE NO. 184479
880 AIRPORT ROAD, SUITE 113
WILMINGTON, DE 19806
TEL: (380) 673-7640
FAX: (380) 673-3927

THE WINSTON
WILDWOOD, FLORIDA (S19, T18S, R23E)
LEGEND AND KEY MAP

NO.	DATE	REVISION	BY
3	10/16/24	RAW OWNERSHIP RECORD FIRE COMMENT FROM CITY	CTB
3	09/24/24	REV. PER COMMENT FROM CITY	CTB
2	08/18/24	REV. PER CITY & DISTRICT	CTB
1	05/16/24	REV. PER CITY & DISTRICT	CTB

DESIGNER	DATE
CTB	11/15/2024
DRAWN BY	SCALE
CTB	AS NOTED
PROJECT	2416-1

Cole T. Buck, State of Florida, Professional Engineer
License No. 85690
This item has been digitally signed and sealed by Cole T. Buck on the date indicated here.
Signature must be verified on any electronic copies.

SHEET
C002

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 2, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation for an improvement plan from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Winston Subdivision, an improvement plan consisting of 295 detached single-family residence dwelling units with associated amenities, infrastructure and landscaping buffers. The developers will also be providing a 5-foot-wide mulch walking trail, multiple benches, and two shelters around the perimeter of the southwestern retention pond, on 83.158 acres, MOL. The subject property is generally located approximately 0.25 miles west of the intersection of CR 214 and N Main St/N US 301 along the northern property boundaries and 0.25 miles west of the intersection of CR 216 and N Main Street/N US 301 along the southern property boundaries.

Case Number: A25-0765 (PLAT) The Winston Improvement Plan

Applicant(s): Enclave Housing, LLC., Joel Rosenberg

Owner(s): Green Gardens 42, LLC

Parcel(s): D19-006, D19-007, D19-112, and D19-113

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans.

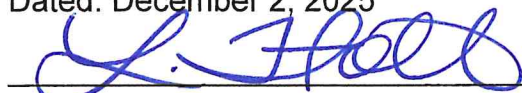
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.6 or 5.5, the Special Magistrate:

☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial

Dated: December 2, 2025



Lindsay C. T. Holt

Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-1588 Tillman Villas Final Plat

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-1588 Tillman Villas Final Plat
Owner(s)	LGI Homes - Florida, LLC
Applicant(s)	Hamilton Engineering & Surveying, LLC, Ryan McCaffrey, Aaron Murphy, & Lisa Olson
Acreage	19.91 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of the intersection of E C 462 and CR 209
Parcel	C36-005
Date	December 2, 2025

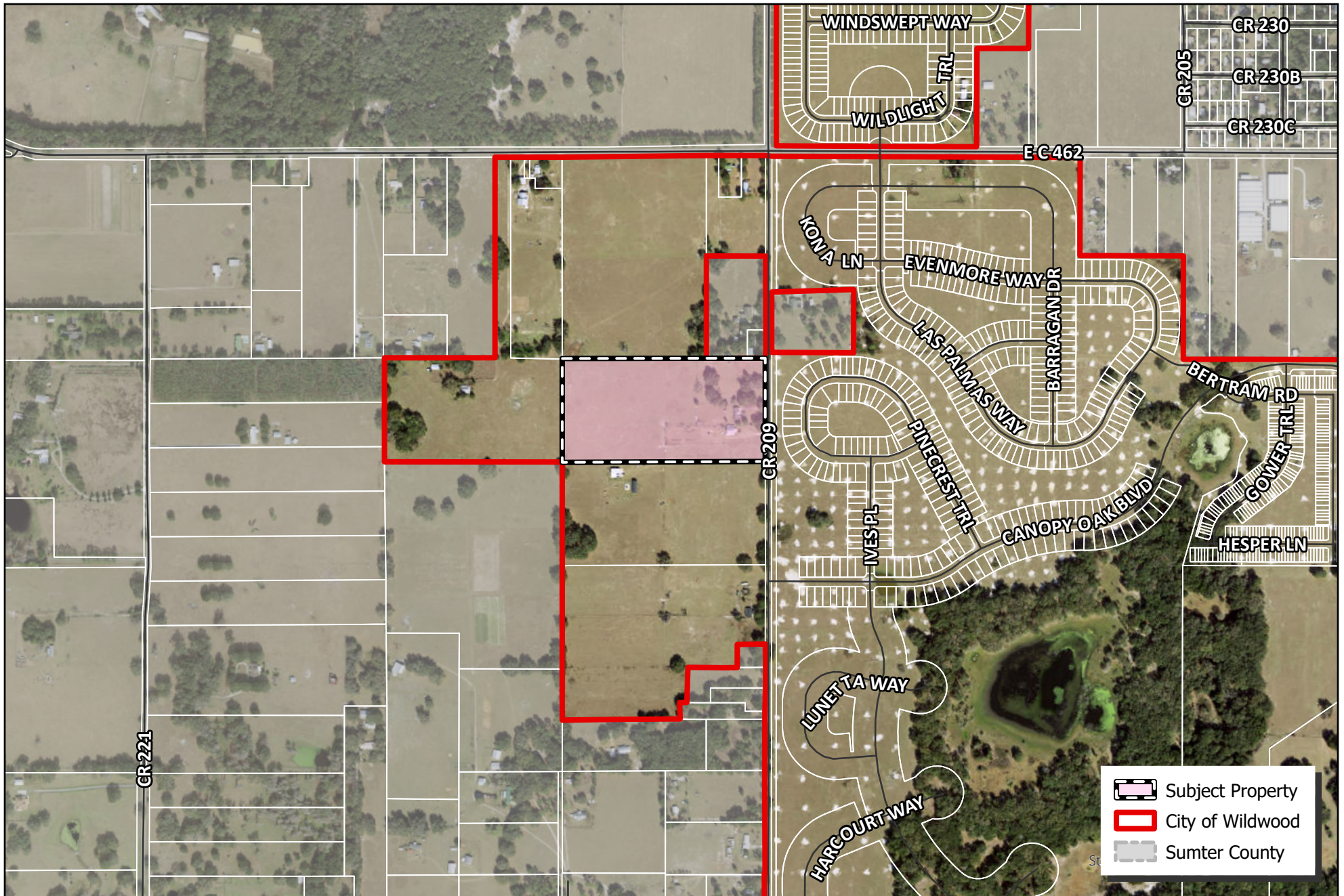
The applicant is seeking approval from the City of Wildwood City Commission for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on 19.91 acres, MOL.

A25-1588 meets the criteria set forth in the F.S. 177, the Land Development Regulations, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 12/02/2025



Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 195 390 780	#A25-1588 TILLMAN VILLAS PARCEL C36-005	MAP 1B LOCATION MAP MAY 2025
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TILLMAN VILLAS

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

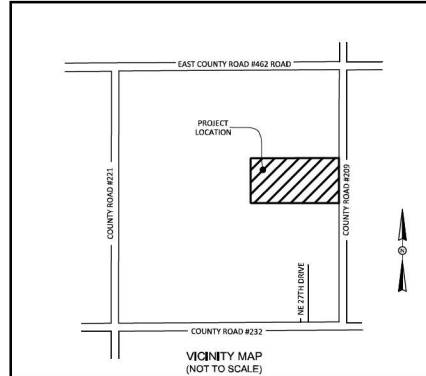
PLAT BOOK _____ PAGE _____
SHEET 1 OF 8

DESCRIPTION:

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 36, THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, NORTH 00°30'22" EAST, A DISTANCE OF 651.91 FEET; THENCE DEPARTING SAID SECTION 36, NORTH 89°54'01" WEST, A DISTANCE OF 1,611 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 1,310.04 FEET; THENCE NORTH 00°32'32" EAST, A DISTANCE OF 661.21 FEET; THENCE NORTH 89°48'12" EAST, A DISTANCE OF 1,309.79 FEET; THENCE SOUTH 00°32'31" WEST, A DISTANCE OF 661.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 12.81 ACRES, MORE OR LESS,



160 LOTS • 25 TRACTS

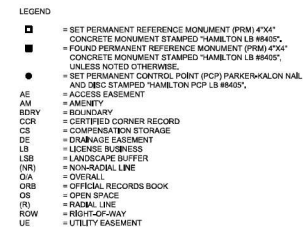
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.59(1)(7))

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, L&H HOMES - FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE, HAVE OF THE LANDS DESCRIBED HEREIN, AS CAUSED THIS PLAT ENTITLED "TILLMAN VILLAS" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO THE CITY OF WILDWOOD FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT ACROSS TRACT RW, TOGETHER WITH A TEN (10) FOOT WIDE NONEXCLUSIVE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACT FOR INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC POTABLE WATER AND WASTEWATER MAINTENANCE, REPLACEMENT, AND READING.
 - A NONEXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT ACROSS TRACT RW FOR EMERGENCY, LAW ENFORCEMENT, CITY OF WILDWOOD MAINTENANCE PERSONNEL, POSTAL DELIVER, PICKUP AND DELIVERY SERVICES, AND OTHER PERSONS OR AGENCIES PROVIDING SUCH SIMILAR SERVICES.
 - ELECTRICAL UTILITY EASEMENTS 10.00 FEET IN FRONT LOTS FOR THE PURPOSE OF FEEDER LINES, ELECTRICAL LINES, AND EQUIPMENT.
 - INGRESS / EGRESS EASEMENT AT INTERNAL DEVELOPMENT ROADS FOR ELECTRICAL UTILITIES EASEMENTS (FOR MAINTENANCE USE, PEDESTRIAN USE, AND UTILITY USE).
- TO THE TILLMAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, (THE "HOA"),
 - TRACTS "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100", "101", "102", "103", "104", "105", "106", "107", "108", "109", "110", "111", "112", "113", "114", "115", "116", "117", "118", "119", "120", "121", "122", "123", "124", "125", "126", "127", "128", "129", "130", "131", "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", "157", "158", "159", "160", "161", "162", "163", "164", "165", "166", "167", "168", "169", "170", "171", "172", "173", "174", "175", "176", "177", "178", "179", "180", "181", "182", "183", "184", "185", "186", "187", "188", "189", "190", "191", "192", "193", "194", "195", "196", "197", "198", "199", "200", "201", "202", "203", "204", "205", "206", "207", "208", "209", "210", "211", "212", "213", "214", "215", "216", "217", "218", "219", "220", "221", "222", "223", "224", 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PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.091(27))

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 2, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation for a final plat from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts, on 19.91 acres, MOL. The subject property is generally located approximately 0.25 miles south of the intersection of E C 462 and CR 209.

Case Number: A25-1588 Tillman Villas Final Plat

Applicant(s): Hamilton Engineering & Surveying, LLC, Ryan McCaffrey, Aaron Murphy, & Lisa Olson

Owner(s): LGI Homes - Florida, LLC

Parcel(s): C36-005

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed final plats

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.6 or 5.5, the Special Magistrate:

☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial

Dated: December 2, 2025



Lindsay C. T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3342 (SP) Florida Heart & Vascular

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

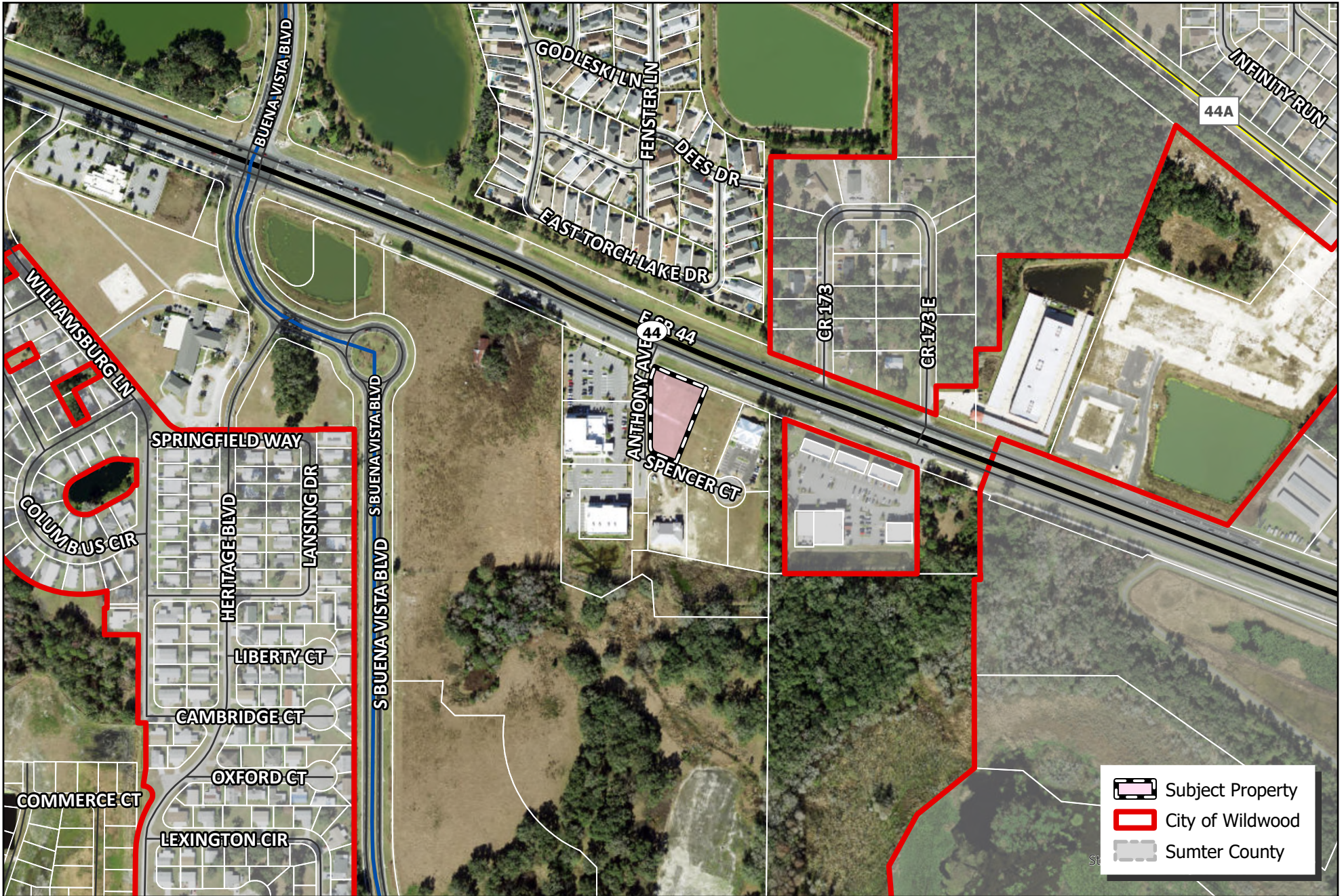
Case Number	A25-3342 Florida Heart & Vascular
Owner(s)/Applicant(s)	Cardiac Dragon Lot 1, LLC
Acreage	0.83 +/-
Property Location	The subject property is generally located south of E SR 44, approximately 0.27 miles east of the S Buena Vista Blvd and E SR 44 intersection.
Parcel(s)	G16M001
Date	December 1, 2025

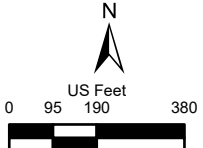
The applicant is seeking approval from the City Commission for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible, with associated infrastructure, per the attached plans. A technical waiver was approved by the Project Review Committee on Wednesday, November 12, 2025, to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up approximately 4 parking spaces that are needed for employees and patients.

A25-3342 meets the criteria set forth within the Land Development Regulations with the approved technical waiver, the Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#A25-3342	MAP 1B
			FLORIDA HEART & VASCULAR	LOCATION
			PARCEL G16M001	MAP
				AUG 2025



City of Wildwood
Development Services
Department 100 North Main Street
Wildwood, FL 34785
Tel: 352.330.1334
Fax: 352.330.1338
www.wildwood-fl.gov

PROJECT REVIEW COMMITTEE TECHNICAL STANDARDS WAIVER REQUEST

PROJECT NAME: Florida Heart & Vascular

PROJECT NUMBER: A25-3342

1. Briefly describe your waiver request:

Requesting a waiver from LDR6.6(H) to eliminate the requirement for a separate 10'x40' loading zone.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver:

LDR6.6(H)

3. Please provide the justification for your waiver request:

These lots are small and not subject to large truck deliveries. A UPS/FedEx truck is as large as they get. The size and shape of this lot does not allow for a separate loading zone without blocking as many as 4 parking spaces. The UPS/FedEx truck only delivers occasionally (maybe once a week) and typically parks in a standard parking space during business hours for 5-10 minutes maximum.

Name (print): Keith E. Riddle, P.E.

Date: 11/4/2025

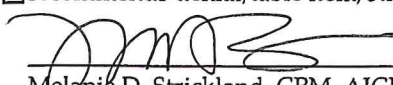
Signature: 

FOR OFFICE USE ONLY

☒ recommends approval

☐ recommends approval with the following conditions:

☐ recommends denial/table item/other: _____



Melanie D. Strickland, CPM, AICP

Chairwoman, City of Wildwood Project Review Committee





EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR
(A)	ARCHITECTURAL LUXURY ASPHALT SHINGLE	CERTAINTEED - GRAND MANOR	BLACK PEARL
(B)	TRIM & MOLDING COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOOR
(C)	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOOR
(D)	TRIM & BANDING COLOR	SHERWIN WILLIAMS	SW 7675 SEAL SHIN
(E)	SYNTHETIC STONE VENEER	CORONADO STONE - EASTERN LEDGESTONE	HX30N
(E1)	SYNTHETIC CHISSELED STONE SILL	CORONADO STONE	CHARCCAL
(E2)	PRECAST CONCRETE SILL IN STUCCO FINISH	SHERWIN WILLIAMS	SW 7675 SEAL SHIN
(F)	ALUMINUM FRAMED SLIDING VINYL METAL ROOF	ESCKRAFTERS	BLACK
(G)	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
(H)	STEEL 2-PANEL EXTERIOR DOOR	CECO	SW 7675 SEAL SHIN
(I)	M "T" REEF "SEAL" LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
(J)	8" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK





EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	MANUFACTURER	COLOR
(A)	ARCHITECTURAL LUXURY ASPHALT SHINGLE	CERTANTITE®-GRAND MANOR	BLACK PEARL
(B)	TRIM & MOLDING COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
(C)	CEMENTITIOUS STUCCO FINISH COLOR	SHERWIN WILLIAMS	SW 7102 WHITE FLOUR
(D)	TRIM & BANDING COLOR	SHERWIN WILLIAMS	SW 7075 SEAL SHIN
(E)	SYNTHETIC STONE VENEER	CORONADO STONE - EASTERN LEDGESTONE	HX30N
(E1)	SYNTHETIC CHISSED STONE BALL	CORONADO STONE	CHARCOAL
(E2)	PRECAST CONCRETE SILL IN STUCCO FINISH	SHERWIN WILLIAMS	SW 7075 SEAL SHIN
(F)	ALUMINUM FRAMED SLUING VINYL METAL ROOF	ISOCRAFTERS	BLACK
(G)	ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY	US ALUMINUM INC.	BLACK FRAME - GREY TINTED GLASS
(H)	STEEL 2-PANEL EXTERIOR DOOR	CECO	SW 7075 SEAL SHIN
(I)	"M" TIRE CHOP" SIGN LIGHT	BARN LIGHT ELECTRIC CO.	BLACK
(J)	8" HALF ROUND ALUMINUM GUTTER W/ROUND DOWN SPOUTS	TO BE DETERMINED	BLACK



City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 2, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible, with associated infrastructure on 0.83 acres MOL. A technical waiver was approved by the Project Review Committee on Wednesday, November 12, 2025, to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally and parked for a limited amount of time during business hours. The subject property is generally located south of E SR 44, approximately 0.27 miles east of the S Buena Vista Blvd and E SR 44 intersection.

Case Number: A25-3342 (SP) Florida Heart & Vascular

Applicant/Owner(s): Cardiac Dragon Lot 1, LLC

Parcel(s): G16M001

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: December 2, 2025



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-3710 (SP) VOSO Phase 31H & I Master Plan

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

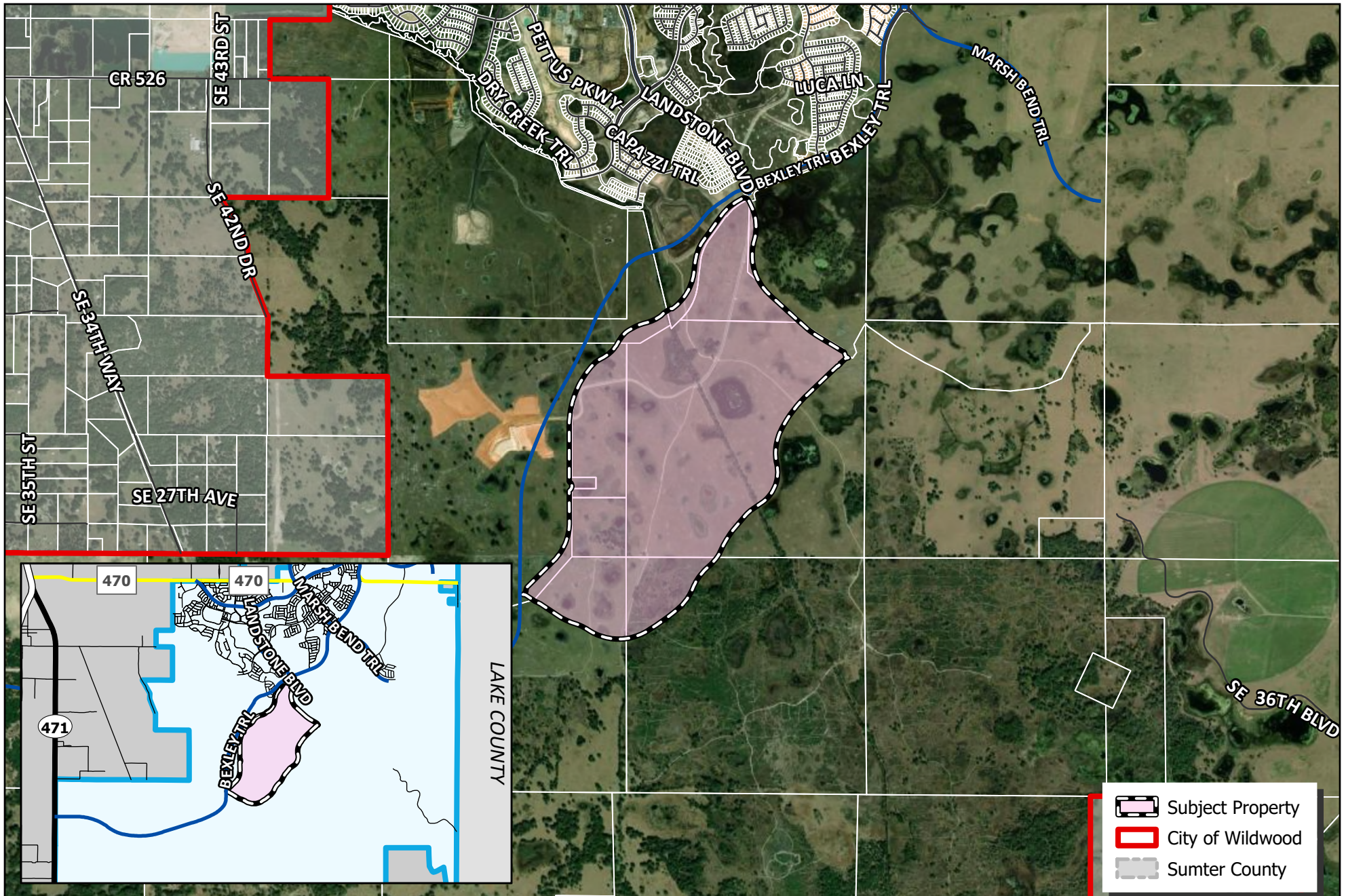
Case Number	A25-3710 (SP) VOSO Phase 31H & I Master Plan
Owner(s)	Buffalo Hide and Cattle Company, LLC & The Villages Development Company, LLC
Applicant(s)	The Villages Development Company, LLC
Acreage	767.25 +/-
Property Location	The subject property is generally located approximately 1.54 miles south of E Old C 470 and approximately 3.47 miles east of SR 471.
Parcel(s)	K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, & K34-001
Date	December 1, 2025

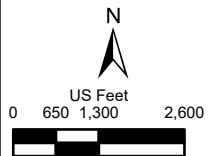
The applicant is seeking approval from the City Commission for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL, per the attached plans.

A25-3710 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 650 1,300 2,600	#A25-3710 VOSO - PHASE 31H&I MASTER PLAN PARCELS K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001 & K34-001	MAP 1B
			LOCATION MAP
			SEP 2025

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 2, 2025, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL. The subject property is generally located approximately 1.54 miles south of E Old C 470 and approximately 3.47 miles east of SR 471.

Case Number: A25-3710 (SP) VOSO Phase 31H&I Master Plan

Applicant(s): The Villages Development Company, LLC

Owner(s): Buffalo Hide and Cattle Company, LLC & The Villages Development Company, LLC

Parcel(s): K15-006, K22-01, K27-001, K27-002, K28-001, K28-002, K33-001, & K34-001

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

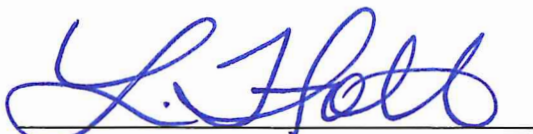
Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: December 2, 2025



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 164, 168, and 200

REQUESTED ACTION: Acceptance of deeds pursuant to the established roadway transfer procedure.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

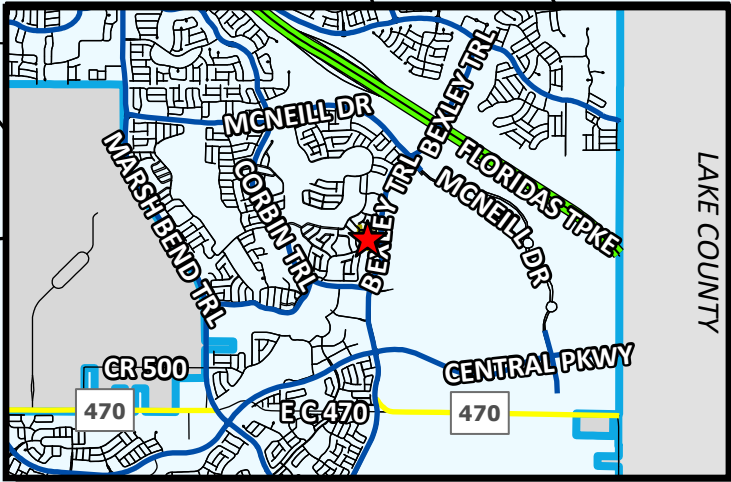
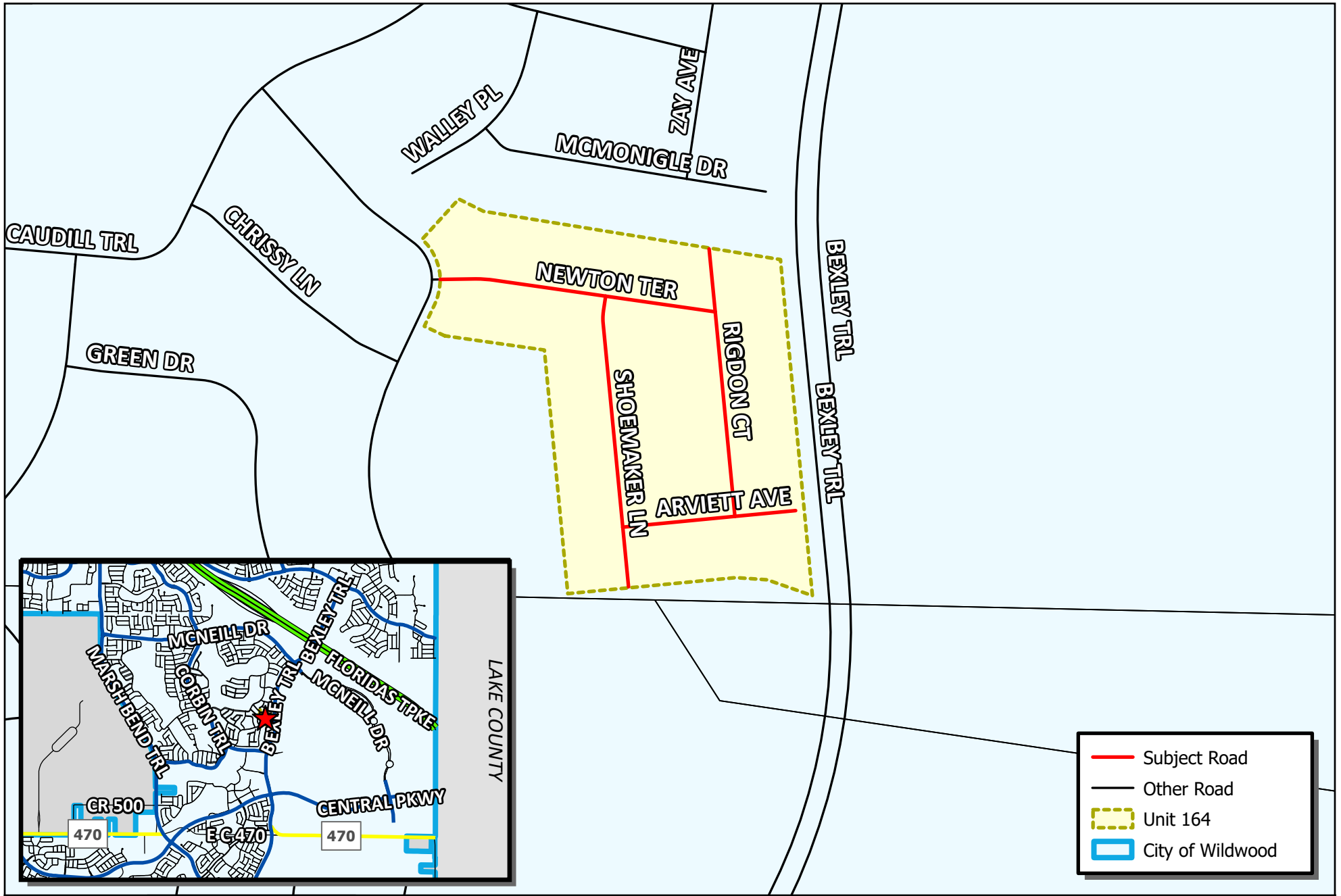
The City has been granted the following rights-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the City for all the road rights-of-way within the following subdivisions:

- Villages of Southern Oaks Unit No. 164
- Villages of Southern Oaks Unit No. 168
- Villages of Southern Oaks Unit No. 200

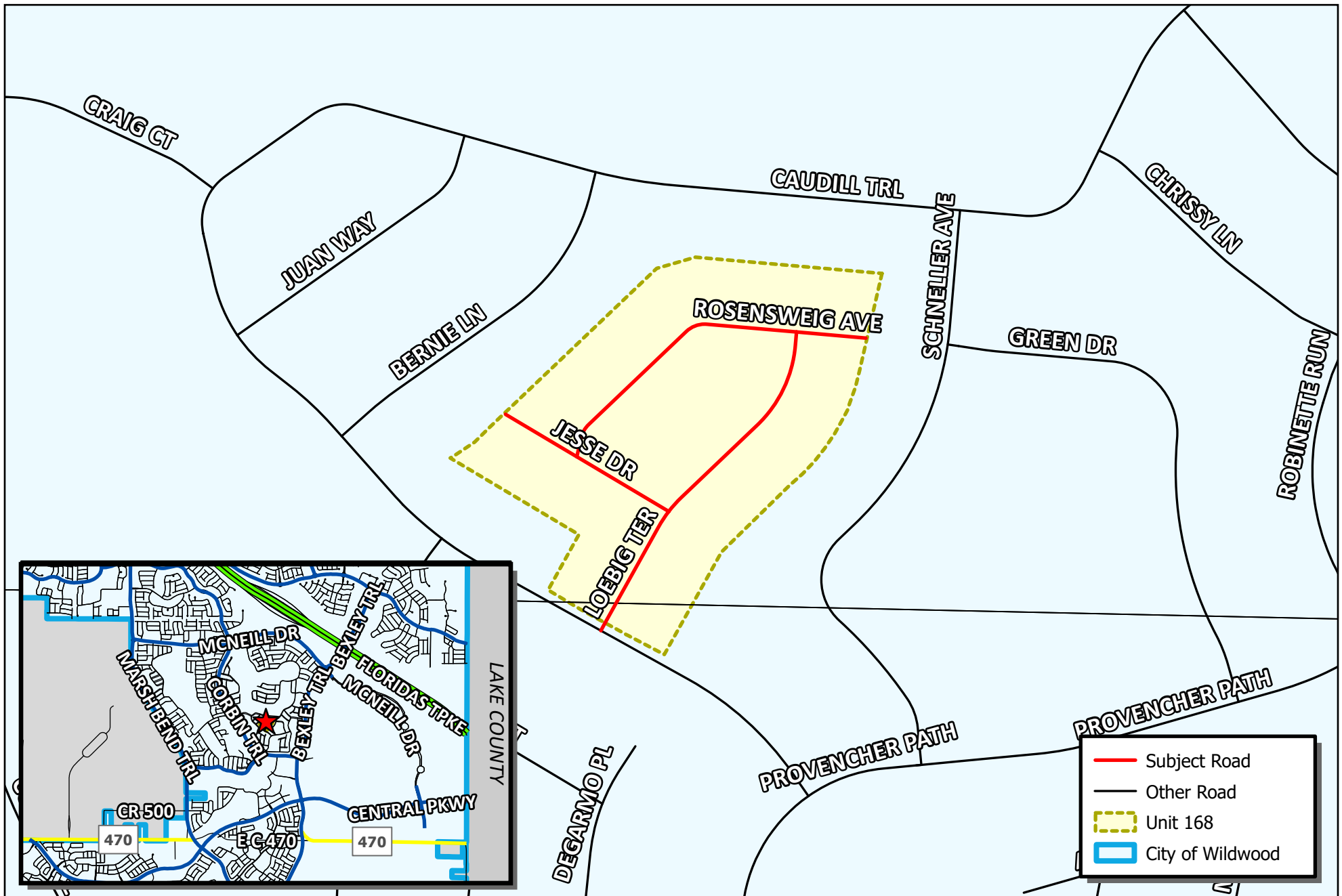
DATED: 11/24/2025

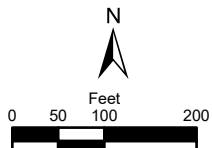


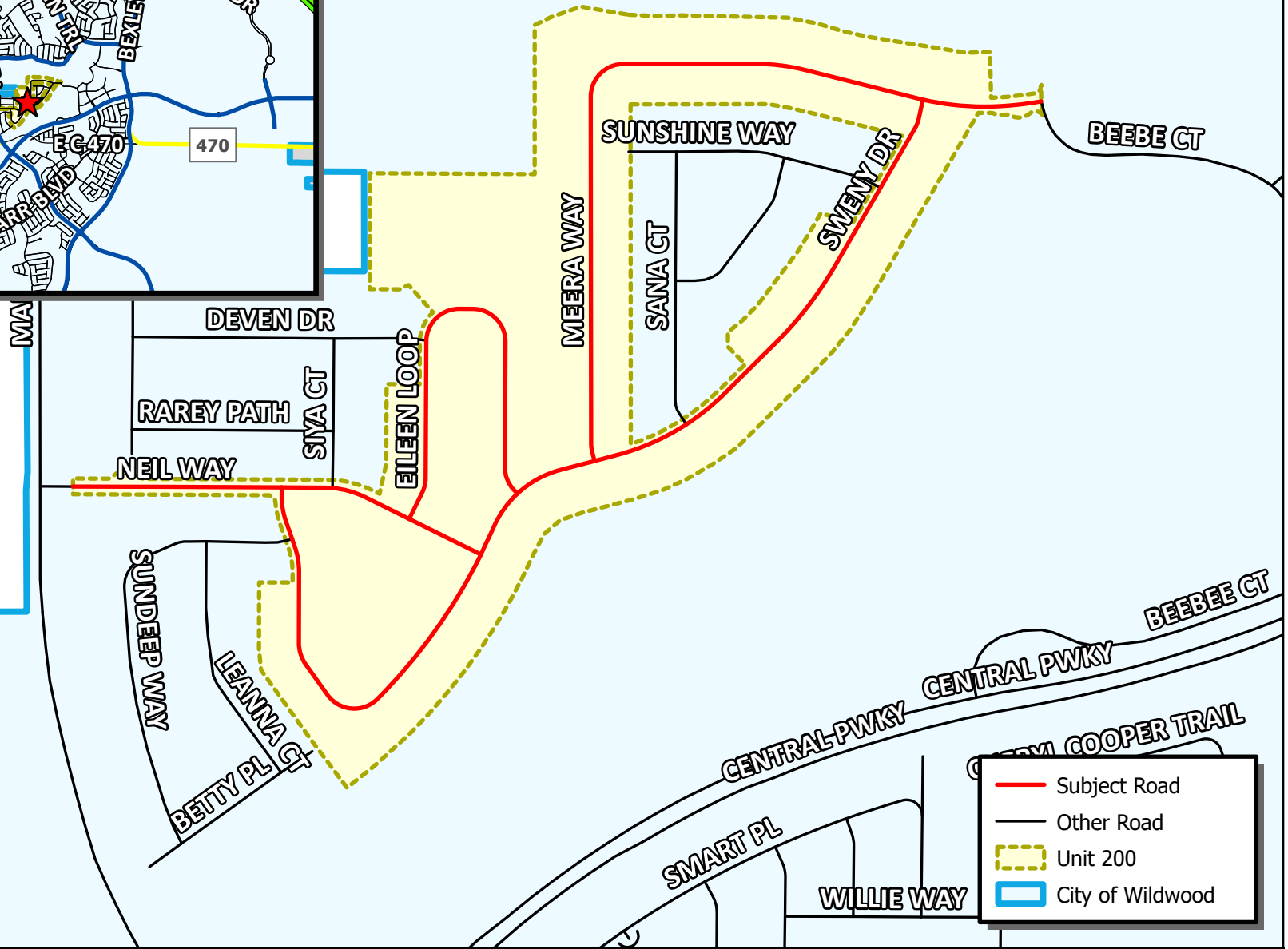
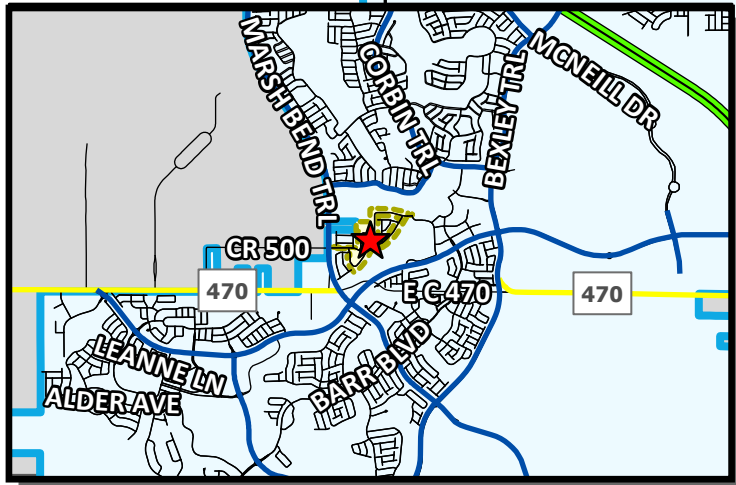
Wendy Then, AICP, CFM
Assistant Director Development Services



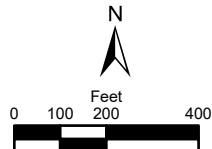
- Subject Road
- Other Road
- Unit 164
- City of Wildwood



	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RIGHT OF WAY DEED VOSO - UNIT 168 #A25-3116	MAP 1AV LOCATION MAP AUG 2025
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CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



RIGHT OF WAY DEED
VOSO - UNIT 200
 #A25-3117

MAP 1AV
LOCATION
MAP
AUG 2025



Office of General Counsel
Erick D. Langenbrunner, Esq.
(352) 753-6612

November 24, 2025

VIA OVERNIGHT DELIVERY

City of Wildwood
Attn: Ms. Melanie Strickland, AICP, CPM
Development Services Director
100 N. Main Street
Wildwood, Florida 34785

RE: Right-of-Way Deed for Villages of Southern Oaks Units Nos. 164, 168, and 200

Dear Ms. Strickland:

Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Village Community Development District No. 15 ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

All roadways located within **Villages of Southern Oaks Unit No. 164**, per the Plat recorded in Plat Book 23, Pages 33 and 33A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 168**, per the Plat recorded in Plat Book 23, Pages 34 and 34A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 200**, per the Plat recorded in Plat Book 23, Pages 35, 35A through 35E, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways and Tracts to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,



Jordyn McTavish, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel (w/enclosures)
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM (w/enclosures)
(via email: wthen@wildwood-fl.gov)

COPY - 2.00
Rec-18.50
Doc-170
21-20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560052359 Date: 10/27/2025 Time: 11:40AM
Page 1 of 2 B: 4978 P: 755 By: SD
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:

✓ Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 22nd day of OCTOBER, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 164**, per the Plat recorded in Plat Book 23, Pages 33 and 33A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, and D of **Villages of Southern Oaks Unit No. 168**, per the Plat recorded in Plat Book 23, Pages 34 and 34A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, D, E, F and G of **Villages of Southern Oaks Unit No. 200**, per the Plat recorded in Plat Book 23, Pages 35, 35A through 35E, inclusive, Public Records of Sumter County, Florida.

Reserving therefrom unto Grantor and its assigns, and each of their successors, tenants and invitees, all easements, rights, and other privileges reserved by Grantor on the Plats referenced above (the "Plats"), and **subject to** all restrictions imposed against such lands on the Plats.

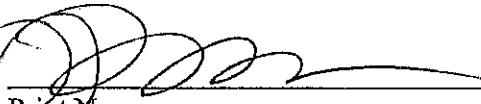
This Quitclaim Deed is given for the purpose of conforming the real property records of Sumter County to the Plat Book records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

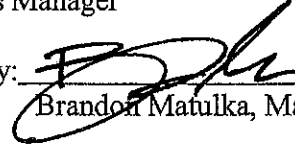
WITNESSES:


Print Name: Jennifer L. Mutz
Address: 7580 Middleton Drive
Middleton, Florida 34762


Print Name: Rosemary Karpovich
Address: 7580 Middleton Drive
Middleton, Florida 34762

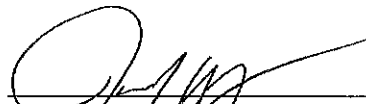
THE VILLAGES DEVELOPMENT COMPANY,
LLC, a Florida limited liability company

BY: VDC Manager, LLC,
a Florida limited liability company,
its Manager

By: 
Brandon Matulka, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of OCTOBER, 2025, by Brandon Matulka, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.


Notary Public - State of Florida
Print Name: Jennifer L. Mutz
My Commission Expires: _____
My Commission Number: _____



JENNIFER L. MUTZ
Commission # HH 621528
Expires December 15, 2028

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 13th day of November, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantor"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("Grantee").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 164**, per the Plat recorded in Plat Book 23, Pages 33 and 33A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 168**, per the Plat recorded in Plat Book 23, Pages 34 and 34A, inclusive, Public Records of Sumter County, Florida.

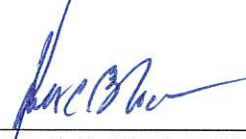
All roadways located within **Villages of Southern Oaks Unit No. 200**, per the Plat recorded in Plat Book 23, Pages 35, 35A through 35E, inclusive, Public Records of Sumter County, Florida.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways and tracts, including and not limited to islands and cul-de-sacs located within the roadways and tracts, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO (2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:


Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

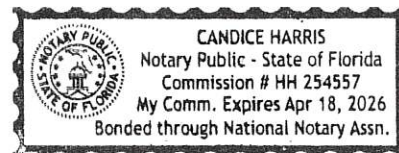
VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15


Elizabeth Rodriguez, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of November, 2025, by Elizabeth Rodriguez, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.


Notary Public - State of Florida
Print Name: Candice Harris
Commission Number: _____
Commission Expires: _____



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Villages of Southern Oaks Right-of-Way Deeds Unit Nos. 163, 167, 196, & 197

REQUESTED ACTION: Acceptance of deeds pursuant to the established roadway transfer procedure

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

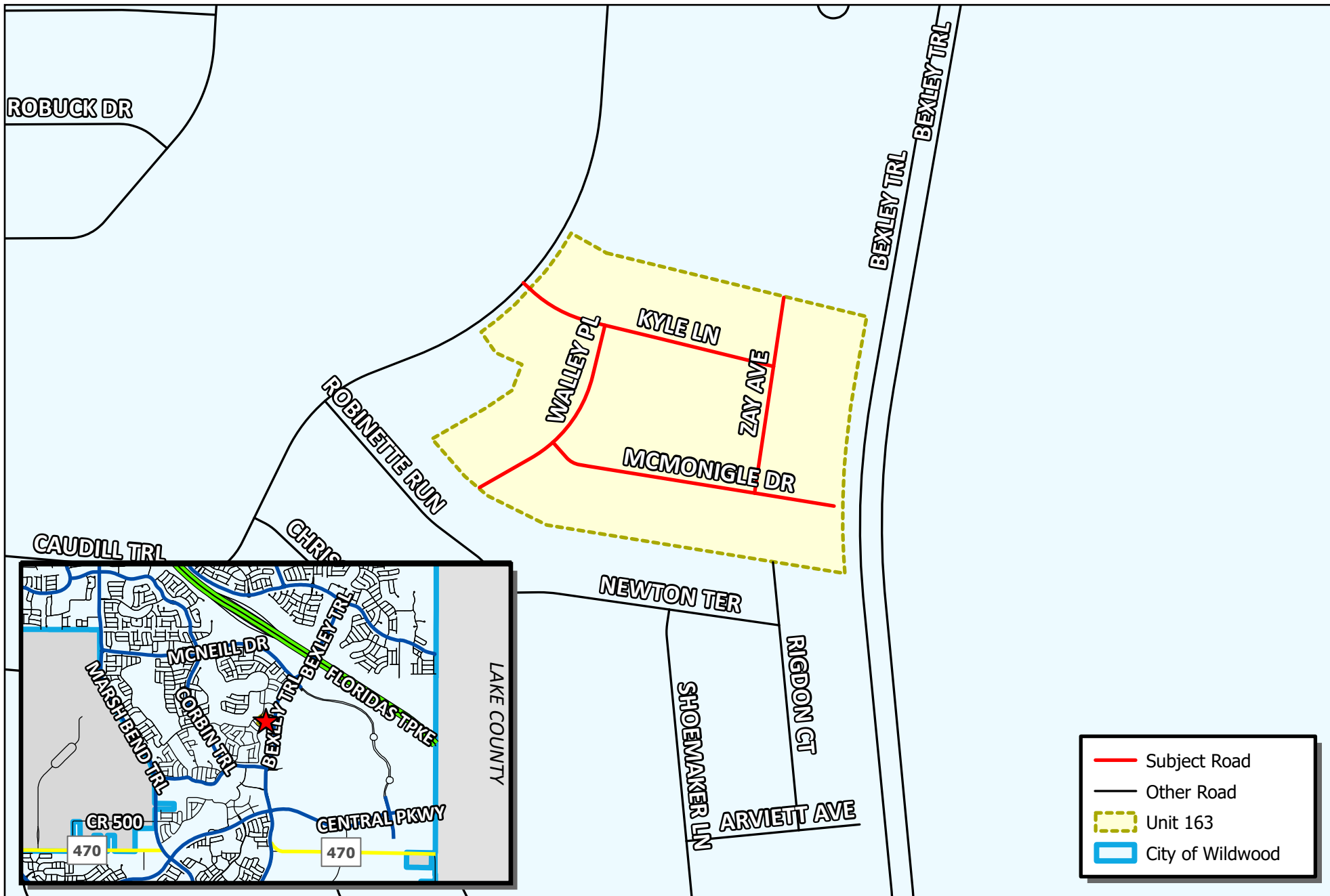
The City has been granted the following rights-of-way for ownership. The Villages Community Development District No.15 will maintain the right-of-way until the two-year maintenance period has expired, and the City Engineer has certified completion of construction. Upon completion of the two-year maintenance period, maintenance responsibilities will be granted to the City for all the road rights-of-way within the following subdivisions:

- Villages of Southern Oaks Unit No. 163
- Villages of Southern Oaks Unit No. 167
- Villages of Southern Oaks Unit No. 196
- Villages of Southern Oaks Unit No. 197

DATED: 11/24/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

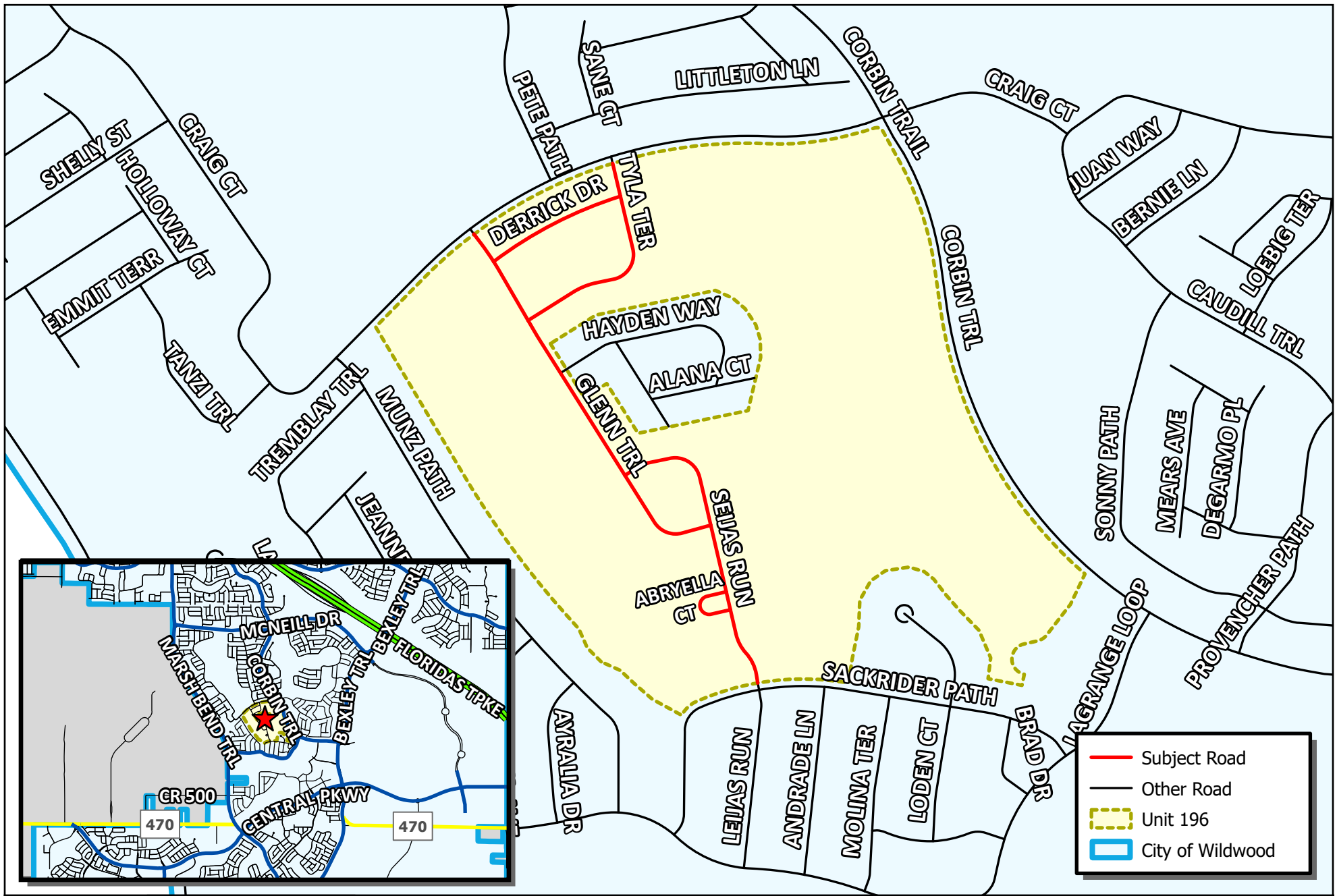


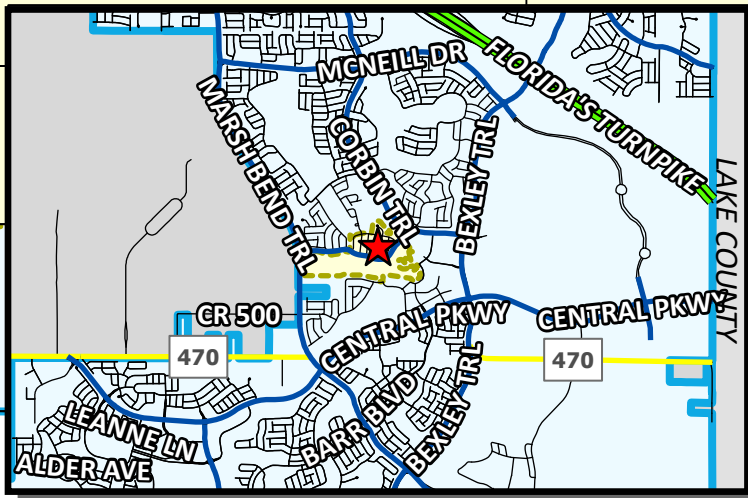
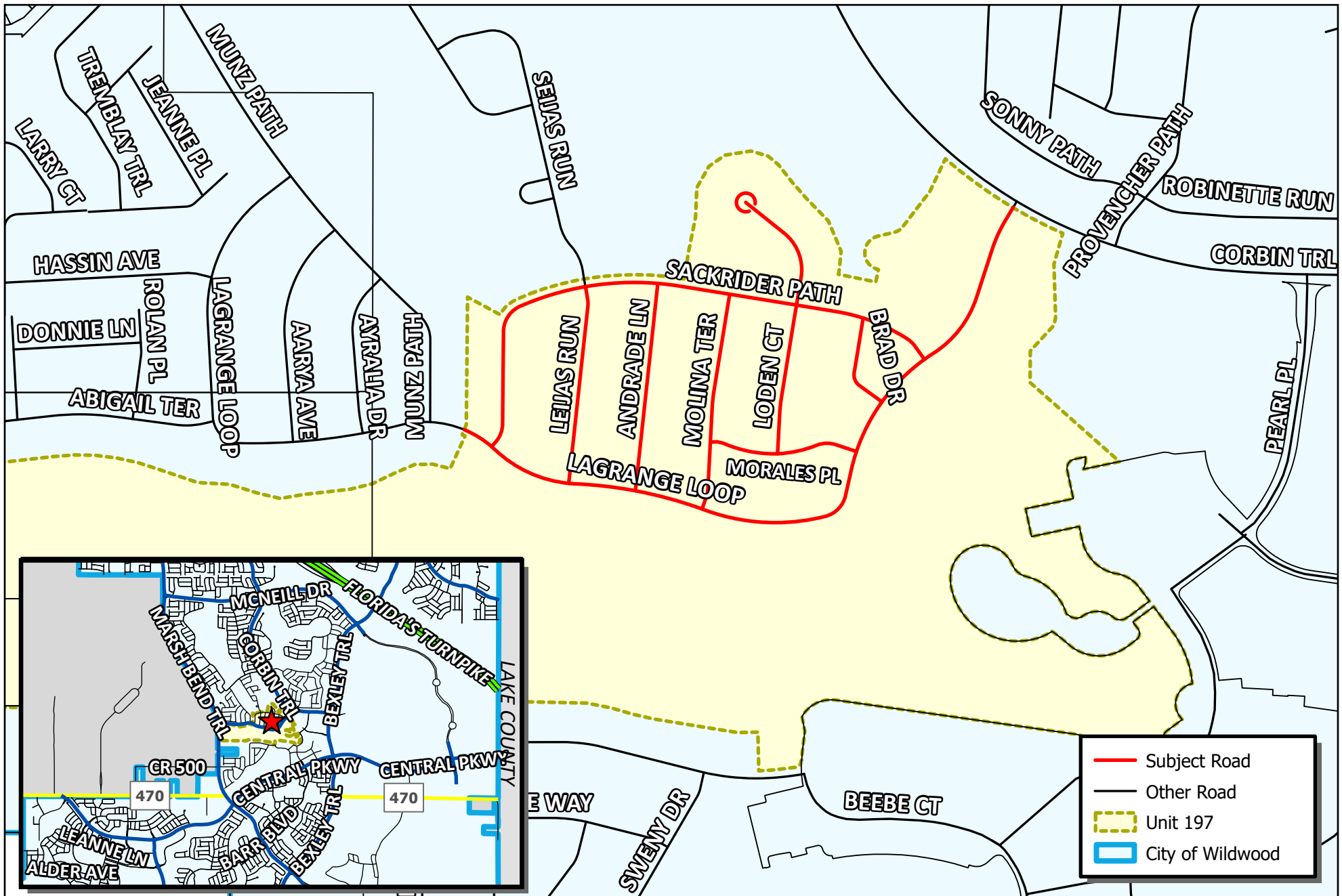
Subject Road

Other Road

Unit 163

City of Wildwood





- Subject Road
- Other Road
- Unit 197
- City of Wildwood



WILDWOOD
FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

0 100 200 400 Feet



RIGHT OF WAY DEED
VOSO - UNIT 197
#A25-2589

MAP 1AV
LOCATION MAP
NOV 2025



Office of General Counsel
Erick D. Langenbrunner, Esq.
(352) 753-6612

November 24, 2025

VIA OVERNIGHT DELIVERY

City of Wildwood
Attn: Ms. Melanie Strickland, AICP, CPM
Development Services Director
100 N. Main Street
Wildwood, Florida 34785

**RE: Right-of-Way Deed for Villages of Southern Oaks Units Nos. 163, 167, 196
and 197**

Dear Ms. Strickland:

Enclosed please find the **original executed** Right-of-Way Deed ("Deed") from Village Community Development District No. 15 ("District") to City of Wildwood ("COW") for acceptance by COW and recording for the following:

All roadways located within **Villages of Southern Oaks Unit No. 163**, per the Plat recorded in Plat Book 23, Pages 27 and 27A, inclusive, Public Records of Sumter County, Florida.

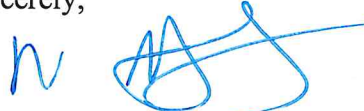
All roadways located within **Villages of Southern Oaks Unit No. 167**, per the Plat recorded in Plat Book 23, Pages 28 and 28A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tract G **Villages of Southern Oaks Unit No. 196**, per the Plat recorded in Plat Book 23, Pages 29, 29A through 29I, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 197**, per the Plat recorded in Plat Book 23, Pages 30, 30A through 30I, inclusive, Public Records of Sumter County, Florida.

For convenience, enclosed is a copy of the recorded Quitclaim Deed from The Villages Development Company, LLC conveying the roadways and Tracts to the District. Also enclosed is our check for the recording charges. Once recorded, please forward us a copy when available. If you have any questions, please give us a call.

Sincerely,



Jordyn McTavish, Esq.

Enclosures

cc: Ashley Hunt, Esq. (w/enclosures)
(via email: Ashley@huntlawpa.com)

Silas Daniel (w/enclosures)
(via email: sdaniel@wildwood-fl.gov)

Jessica Barnes, City Clerk (w/enclosures)
(via email: jbarnes@wildwood-fl.gov)

Wendy Then, AICP, CFM (w/enclosures)
(via email: wthen@wildwood-fl.gov)

Copy 2.00
Rec. 18.50
Doc. 0.70
21.20

Erin C Munz, Sumter County Clerk of Court
Inst: 202560044616 Date: 09/15/2025 Time: 12:28PM
Page 1 of 2 B: 4947 P: 360 By: BQ
Doc Stamp-Deed: 0.70

PREPARED BY/RETURN TO:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 9th day of September, 2025, by **THE VILLAGES DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose post office address is 7580 Middleton Drive, Middleton, Florida 34762 ("Grantor"), to **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

All roadways and Tracts A, B, C, D, E, and F of **Villages of Southern Oaks Unit No. 163**, per the Plat recorded in Plat Book 23, Pages 27 and 27A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts A, B, C, D, and E of **Villages of Southern Oaks Unit No. 167**, per the Plat recorded in Plat Book 23, Pages 28 and 28A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tracts E and G of **Villages of Southern Oaks Unit No. 196**, per the Plat recorded in Plat Book 23, Pages 29, 29A through 29I, inclusive, Public Records of Sumter County, Florida.

All roadways and Tract A, B, C, D, and F of **Villages of Southern Oaks Unit No. 197**, per the Plat recorded in Plat Book 23, Pages 30, 30A through 30I, inclusive, Public Records of Sumter County, Florida.

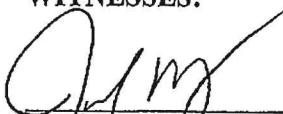
Reserving therefrom unto Grantor and its assigns, and each of their successors, tenants and invitees, all easements, rights, and other privileges reserved by Grantor on the Plats referenced above (the "Plats"), and **subject to** all restrictions imposed against such lands on the Plats.

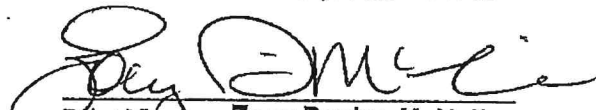
This Quitclaim Deed is given for the purpose of conforming the real property records of Sumter County to the Plat Book records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

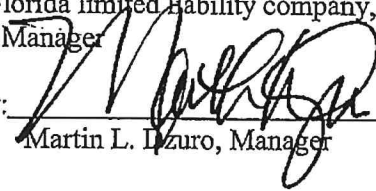
WITNESSES:


Print Name: Jennifer L. Mutz
Address: 7580 Middleton Drive
Middleton, Florida 34762


Print Name: Zoey Devine McNeil
Address: 7580 Middleton Drive
Middleton, Florida 34762

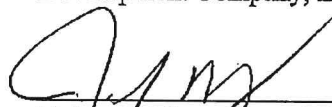
THE VILLAGES DEVELOPMENT COMPANY,
LLC, a Florida limited liability company

BY: VDC Manager, LLC,
a Florida limited liability company,
its Manager

By: 
Martin L. Dzuro, Manager

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of September, 2025, by Martin L. Dzuro, as Manager of, and on behalf of VDC Manager, LLC, a Florida limited liability company, the Manager of The Villages Development Company, LLC, a Florida limited liability company, who is personally known to me.


Notary Public - State of Florida
Print Name: Jennifer L. Mutz
My Commission Expires: _____
My Commission Number: _____



JENNIFER L. MUTZ
Commission # HH 621528
Expires December 15, 2028

This instrument prepared by:
Erick D. Langenbrunner, Esq.
7580 Middleton Drive
Middleton, Florida 34762

RETURN TO:
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RIGHT-OF-WAY DEED

THIS INDENTURE, made effective this 13th day of November, 2025, by **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3571 Kiessel Road, The Villages, Florida 32163 ("**Grantor**"), to **CITY OF WILDWOOD**, a Florida municipal corporation, whose post office address is 100 N. Main Street, Wildwood, Florida 34785 ("**Grantee**").

(Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

All roadways located within **Villages of Southern Oaks Unit No. 163**, per the Plat recorded in Plat Book 23, Pages 27 and 27A, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 167**, per the Plat recorded in Plat Book 23, Pages 28 and 28A, inclusive, Public Records of Sumter County, Florida.

All roadways and Tract G of **Villages of Southern Oaks Unit No. 196**, per the Plat recorded in Plat Book 23, Pages 29, 29A through 29I, inclusive, Public Records of Sumter County, Florida.

All roadways located within **Villages of Southern Oaks Unit No. 197**, per the Plat recorded in Plat Book 23, Pages 30, 30A through 30I, inclusive, Public Records of Sumter County, Florida.

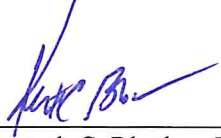
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever, **reserving unto Grantor**, its successors and assigns, perpetual easements under and upon the unpaved areas of such roadways and tracts, including and not limited to islands and cul-de-sacs located within the roadways and tracts, if any.

GRANTEE, BY ACCEPTANCE OF THIS RIGHT-OF-WAY DEED, AGREES TO PERPETUALLY MAINTAIN THESE ROADWAYS BEGINNING ON THE DATE THAT IS TWO

(2) YEARS AFTER THE DATE THAT THE CITY OF WILDWOOD ENGINEER HAS CERTIFIED THAT CONSTRUCTION OF SUCH ROADWAYS HAS BEEN COMPLETED.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ATTEST:


Kenneth C. Blocker, District Manager
Address: 3571 Kiessel Road
The Villages, Florida 32163

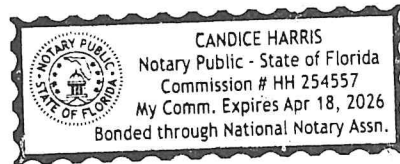
VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 15


Elizabeth Rodriguez, Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of November, 2025, by Elizabeth Rodriguez, as Chair, Board of Supervisors, of and on behalf of Village Community Development District No. 15, for the purposes expressed herein, who is personally known to me.


Notary Public - State of Florida
Print Name: Candice Harris
Commission Number: _____
Commission Expires: _____



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2302-012 The Casablanca at Wildwood Development Order Extension

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The developers for the SP 2302-012 The Casablanca at Wildwood Site Plan project have opted to utilize Florida Statute provisions to extend the Development Order for a project that is due to expire on December 11, 2025.

BACKGROUND:

On November 19, 2024, the applicant submitted a Development Permit extension request for a 12-month period. At their regularly scheduled meeting of November 25, 2024, the Wildwood City Commission approved the 1-year extension request of the SP 2302-012 The Casablanca at Wildwood Development Permit. The site will consist of fifty-four (54) multifamily dwelling units with a leasing office and pool with associated infrastructure for parcels D32-093 and D32-090 totaling 6.115 acres MOL, to be erected at the northwest corner of the intersection of CR 134 and Powell Road. The original request extended the Development Permit from December 11, 2024, to December 11, 2025.

The applicant would like to formally request that a Development Permit Extension be put on record utilizing the emergency declaration provisions found within Florida Statutes associated with Hurricane Helene and Hurricane Milton, and subsequent extensions as effected by Governor Desantis. Therefore, in accordance with Section 252.363(1)(a), the Developer, by and through its undersigned attorney, hereby gives notice of the extension of the above referenced Final Site Plan approval of forty-eight (48) months and two hundred fifty-two (252) tolling days from December 11, 2025, to August 20, 2030. This extension is effective on the date of this letter. As a courtesy, the applicant has provided a project schedule timeline that they intend to follow for this development, which should be completed by October 2026.

DATED: 12/02/2025



Wendy Then, AICP, CFM
Assistant Director Development Services

**CITY OF WILDWOOD
DEVELOPMENT PERMIT
PROJECT NUMBER SP 2302-012**

The City of Wildwood hereby finds that, after a review of the development plans, the proposed development is consistent with the goals, objectives, and policies of the City's Comprehensive Plan and Land Development Regulations. The proposed development is consistent with the Design District Standards once a paint permit has been received. This Development Permit is issued this 5th day of December 2024, to the applicant Highland Engineering, Inc on behalf of the owner, CASA 4974, LLC. The project is generally located at the intersection of E C 462 and CR 134, approximately 0.38 miles east of CR 127, legally described as follows:

DESCRIPTION: PARCEL(S) D32-090 & D32-093

PARCEL ID - D32-093

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN 89 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 632.83 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 632.84 FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

AND

PARCEL ID - D32-090 (PER ORB 511, PG 294)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 665.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 657.08 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF *656.46 FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

* APPARENT ERROR IN DISTANCE, SHOULD BE 657.08 FEET TO MATHEMATICALLY CLOSE ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA.

CONTAINING 6.11 ACRES, MORE OR LESS.

THIS APPROVAL IS SUBJECT TO THE CITY'S RECEIPT OF ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.

**CITY OF WILDWOOD
DEVELOPMENT PERMIT
PROJECT NUMBER SP 2302-012**

This Development Permit authorizes the construction of infrastructure and associated improvements for Casablanca at Wildwood, a residential community consisting of fifty-four (54) multi-family dwelling units, a pool, and leasing office with associated infrastructure, per the attached plans.

This Development Permit does not approve any sign(s) or its location; a separate sign application and approval is required.

Development plans were received on February 24, 2023, and were approved on December 11, 2023, by the City Commission. As stated within the LDR 4.1(D) The development permit shall automatically expire if construction of on-site improvements is not started within one (1) year of its issuance. Start of construction shall mean actual construction of roadways, parking lots, utilities or buildings in accordance with approved development plans. A one-year extension letter was requested and approved on November 25, 2024, by the City Commission. This development permit shall expire on December 11, 2025, if no construction has begun in accordance with the above language. No additional extensions may be granted. The Engineer of record is Jeffery W. Banker with Highland Engineering, Inc. of Clermont, Florida.



12/05/2024
DATE

Amanda Bondi
Planner II, Development Services

**THIS APPROVAL IS SUBJECT TO THE CITY'S RECEIPT OF ALL REQUIRED
PERMITS PRIOR TO COMMENCING CONSTRUCTION.**



November 27, 2024

Scott Monger
Pioneering Construction Services, Inc.
786 West Montrose Street
Clermont, FL 34711
407-816-6331

RE: SP 2302-012 The Casablanca at Wildwood Development Permit Extension

Dear Mr. Monger

This letter serves to confirm that City Staff has received a request to extend Site Plan Approval for the SP 2302-012 The Casablanca at Wildwood.

Upon this request, at their regularly scheduled meeting of November 25, 2024, the Wildwood City Commission approved the 1-year extension request of the SP 2302-012 The Casablanca at Wildwood Development Permit. The site will consist of fifty-four (54) multi-family dwelling units with a leasing office and pool with associated infrastructure for parcels D32-093 and D32-090 totaling 6.115 acres more or less, per the approved plans.

Please note that the current expiration date has been extended from December 11, 2024, to December 11, 2025.

If anything changes between now and then, please follow up with city staff at your earliest convenience. If we can be of further assistance, please contact our office.

Sincerely,

Amanda Bondi
Planner II, Development Services

The City of Wildwood, Florida
Development Services Department
100 North Main Street, Wildwood, FL 34785
(352) 330-1330



MCGREGOR T. LOVE

Senior Associate

mcgregor.love@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6311 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



December 2, 2025

Amanda Bondi, Planning Director
City of Wildwood Planning Department
100 N Main Street
Wildwood FL 34785

Re: Permit BD-23-03620 – Request for Extension of Final Site Plan Approval
Project: Casablanca of Wildwood (54 units)

Dear Joyce:

Our firm represents Casa 4974, LLC, Owner of property identified as Parcel No. D32-093 and D32-090. City of Wildwood Building Department approved the Final Site Plan permit for the Casablanca of Wildwood project under BD-23-03620 on December 11, 2023. On or before December 11, 2024 an extension was granted for said permit and expires on December 11, 2025.

Please accept this letter as a notice of extension of applicable dates under the approved Final Site Plan permit, pursuant to Section 252.363(1)(a), Florida Statutes¹.

On January 17, 2025 Governor DeSantis extended EO-24-208/209 through EO-25-10, adding sixty (60) days to the State of Emergency for Hurricane Helene (the “Helene EO”). On January 31, 2025 Governor DeSantis further extended EO-24-214/215 through EO-25-26, adding sixty (60) days to the State of Emergency for Hurricane Milton (the “Milton EO”). On March 17, 2025 Governor DeSantis further extended EO-24-208/209 through EO-25-57, adding sixty (60) days to the Helene EO. On March 31, 2025 Governor DeSantis further extended EO-24-214/215 through EO-25-68, adding sixty (60) days to the Milton EO.

On May 14, 2025 the Governor extended Executive Order 24-208/209 through EO-25-102, adding sixty (60) days to the Helene EO. On May 29, 2025 the Governor further extended EO-24-214/215 through EO-25-119, adding sixty (60) days to the Milton EO. On July 11, 2025 Governor DeSantis further extended Executive Order 24-208/209 through EO-25-143, adding

¹ The Owner intends to proceed with construction well in advance of the extended statutory deadlines, as generally reflected in the attached schedule (Exhibit A). This schedule is provided for informational purposes only, and the statutory deadlines established under Section 252.363, Florida Statutes, shall control.



sixty (60) days to the Helene EO. On July 28, 2025 Governor DeSantis further extended EO-24-214/215 through EO-25-150 for the Milton EO.

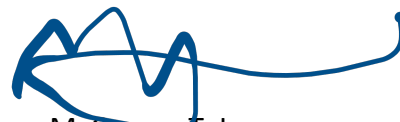
On September 9, 2025 the Governor issued an extension of EO-208/209 through EO-25-182, adding sixty (60) days to the Helene EO. On September 26, 2025 the Governor issued an extension of EO-24-214/215 through EO-25-191, adding sixty (60) days to the Milton EO. On November 7, 2025 the Governor issued an extension of EO-208/209 through EO-25-231, adding sixty (60) days to the Helene EO. And on November 25, 2025 the Governor issued an extension of EO-24-214/215 through EO-25-242, adding sixty (60) days to the Milton EO.

On June 28, 2023, the Governor signed Senate Bill 250 (subsequently enacted as Chapter 2023-304, Law of Florida), which amended Section 252.363(1)(a), Florida Statutes, to extend the tolling period for extensions of permits and development orders in the event the Governor declares a state of emergency. In that regard, Section 252.363(1)(a), Florida Statutes, now provides that in the event the Governor declares a state of emergency, the declaration tolls the period remaining under a permit or development order for the duration of the declaration, and extends the permit or development order for an additional twenty-four month period, not to exceed forty-eight (48) months in the event of multiple natural emergencies for which the Governor declares a state of emergency.

Therefore, in accordance with Section 252.363(1)(a), the Developer, by and through its undersigned attorney, hereby gives notice of the extension of the above referenced Final Site Plan approval of forty-eight (48) months and two hundred fifty-two (252) tolling days from December 11, 2025 to August 20, 2030. This extension is effective on the date of this letter.

Please place this letter in the project's file for the above-referenced Final Site Plan approval and provide written confirmation of receipt and acknowledgement of same to the address provided above. Should you need anything additional, please let me know.

Very truly yours,



McGregor T. Love
Senior Associate

MTL/lak

EXHIBIT D - PROJECT SCHEDULE - Casablanca of Wildwood

ID	Task Mod	Task Name	Duration	Start	Finish	2026																							
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb					
1		PROJECT INFORMATION	50 days	Mon 10/13/25	Fri 12/19/25																								
6		Mobilization	38 days	Mon 12/1/25	Wed 1/21/26																								
12		Site Work	58 days	Tue 12/9/25	Thu 2/26/26																								
40		Building Type II (Building B)	20 days	Mon 12/15/25	Fri 1/9/26																								
51		PT SLAB CONSTRUCTION (West End) (Building B)	20 days	Mon 1/12/26	Fri 2/6/26																								
63		PT SLAB CONSTRUCTION (Middle Section) (Building B)	21 days	Mon 2/2/26	Mon 3/2/26																								
75		PT SLAB CONSTRUCTION (Club House) (Building A)	25 days	Mon 2/23/26	Fri 3/27/26																								
87		MASONRY	40 days	Mon 2/23/26	Fri 4/17/26																								
92		Building Shell (Building B)	83 days	Mon 3/23/26	Wed 7/15/26																								
128		Building Interiors (Building Type II - West to East) (Bulding B)	110 days	Mon 5/25/26	Fri 10/23/26																								
159		Building Interiors (Club House) (Building A)	105 days	Mon 6/15/26	Fri 11/6/26																								
193		BUILDING TYPE I (MIDDLE) (Building C)	21 days	Mon 1/26/26	Mon 2/23/26																								
203		PT SLAB CONSTRUCTION (West End) (Building C)	30 days	Mon 1/5/26	Fri 2/13/26																								
215		PT SLAB CONSTRUCTION (East End) (Building C)	25 days	Mon 2/16/26	Fri 3/20/26																								
227		Building Shell (Building C)	80 days	Mon 4/6/26	Fri 7/24/26																								
245		Building Interiors (Building Type I - West to East) (Building C)	100 days	Mon 6/15/26	Fri 10/30/26																								
277		Building Type I (WEST BUILDING) (Building D)	25 days	Fri 1/16/26	Thu 2/19/26																								
287		PT SLAB CONSTRUCTION (West End) (Building D)	30 days	Mon 3/16/26	Fri 4/24/26																								
299		PT SLAB CONSTRUCTION (East End) (Building D)	25 days	Mon 4/13/26	Fri 5/15/26																								
311		Building Shell (Building D)	80 days	Mon 5/18/26	Fri 9/4/26																								
329		Building Interiors (Building Type I - West to East) (Building D)	105 days	Mon 7/6/26	Fri 11/27/26																								
360		Paving Plan Building II	40 days	Mon 8/10/26	Fri 10/2/26																								
376		Paving Plan (MIDDLE AND WEST END OF PROPERTY)	40 days	Mon 10/5/26	Fri 11/27/26																								
392		Trash Compactor (Builing E)	39 days	Mon 4/27/26	Thu 6/18/26																								
408		Swimming Pool Area	60 days	Mon 8/10/26	Fri 10/30/26																								

Project: 24-751 Casablanca Apa Date: Tue 11/25/25	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	◆
	Milestone	◆	Duration-only		Deadline	↓
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only	[		
	Inactive Milestone	◆	Finish-only	]		

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Lift Station No. 49 (Beaumont), Control Panel, and VFD (Variable Frequency Drive) Upgrade in the Amount of \$88,265.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Process Control Services LLC
Effective Date: 11/24/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 25/26 fiscal year budget. Funds for this project are available in account 409-535-70-7356 (Beaumont LS Capacity Decrease).

HISTORY/FACTS/ISSUES:

This is project WW Improvement No.3, per the city's adopted master-plan. The Beaumont (LS 49) lift station exceeds the maximum operating velocity in the upstream 6" force main. Staff recommends decreasing the lift station pumping capacity to the city's engineer of record's recommended pumping rate of 375gpm. This will reduce force main pressures upstream.

Staff was provided with three options in the 2024 master-plan, and selected option WW Improvement No. 3C (Install Variable Frequency Drives). Installing variable frequency drives on the existing pumps would allow the City to modulate the speed at which the pumps operate in order to reduce flows from Beaumont and maximize the efficiency of the system. Staff received three proposals for the upgrade of the panel to accommodate the larger VFDs (see attached proposals). Staff recommend approval to have the lowest bidder, Process Control Services, provide and install the upgraded panel and VFDs in the amount of \$88,265.00.

Process Control Services LLC

**1205 Pinewood Lane
Ocoee FL, 34761
407.252.5033**

SCOPE OF SUPPLY

Date: 11/19/25

Project: Beaumont lift station combo panel

Customer: City of Wildwood

In accordance with the attached Terms and Conditions, Process Control Services LLC is pleased to offer the following materials/services for the above referenced project. While our complete offering is detailed in this submission, purchase orders directly to manufacturers may be required when ordering.

Provide and install one new SmartComm combination control panel/RTU at the Beaumont lift station as described below:

- **Duplex Pump Control Panel 460 Vac 3 phase 70 HP**
 - Nema 3R 304 SS gasketed enclosure **powder coated white** with inner door, back panel and 3 point latch, rack mount
 - Enclosure filter & fan kit
 - Main breaker, 460 Vac 3 phase, Square D
 - Surge arrestor 460 Vac
 - Incoming power phase monitor with fuses
 - (2) Circuit breaker sized for 70 HP 460 Vac 3 phase Pump motors, Square D
 - (2) Pump motor vfd's, ABB
 - Surge arrestor 120 Vac
 - 120 Vac control circuit breakers
 - (2) 3 Position selector switches Hand-Off-Auto
 - (2) Pilot lights, PTT, Pump Run
 - (2) Pilot lights, PTT, Pump Seal Fail
 - (2) Pilot lights, PTT, Pump Overtemp
 - (3) Pushbutton, Alarm Silence, Overtemp Reset
 - (2) Run Time meters
 - (2) Seal Fail relays
 - (2) Pushbutton, Pump Reset

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

- PLC, Allen Bradley Micrologix
 - Analog input module, Allen Bradley
 - OIT, 7" color touch screen
 - Cellular modem
 - Cellular antenna
 - Float back up control, 24 Vac
 - Alternator
 - (1) Pushbutton, Float Reset
 - (1) Pilot light, PTT, In Float Backup
 - (4) Pushbutton, Floats (Latch in Backup when High Level Float Pushbutton is Pressed)
 - (4) Pilot light, PTT, Floats
 - Control power transformer
 - GFI receptacle
 - DC power supply
 - Battery back-up
 - Vent drain
 - Alarm horn
 - Alarm light
 - Misc. panel components, nameplates, wire duct, terminals, etc.
 - UL listing
- **Field Parts**
 - Vega C21 with bracket
 - Qty (4) Float switches
 - Qty (1) Float hanger

PCS's price includes:

- Engineering
- Submittals, Operation & Maintenance Manuals
- 1-Year Warranty
- Factory Check Out
- Installation
- Integration into VT SCADA
- First three months of cellular data. After three months it will be charged at \$15 per month.

Process Control Services LLC

1205 Pinewood Lane

Ocoee FL, 34761

407.252.5033

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and **does not imply the Section is offered in its entirety.**

PRICE: \$88,265.00 PLUS TAX if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 10-12 weeks after complete and acceptable approval is received.

SUBMITTAL FOR APPROVAL: 4-6 weeks after acceptable purchase Agreement is received.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Process Control Services LLC., the following payment terms apply:

- Net 30
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

Thank you for the opportunity to offer this Scope of Supply, questions and/or comments regarding this offering should be directed to the salesperson whose name is affixed to the Scope of Supply.

Process Control Services LLC

1205 Pinewood Lane
Ocoee FL, 34761
407.252.5033

Wade Mathis

407-252-5033

Wade@processcontrolsllc.com

TECH FIELD-SERVICE, LLC

VFD's, Controls and Simplified Integration

8142 81st ST
Largo, FL 33777
Cell: 727-480-1458
Email: tony@techfieldservice.com
Website: <https://techfieldservice.com>

Quotation

Date: 11/19/2024

Quote #: 406066

To: City of Wildwood, Jason Martin jmartin@wildwood-fl.gov

Subject: Beaumont Lift Station Control

Jason,

Per your request, we are pleased to quote.

Scope of Work – Install and test the following control panel and wet well components at the Beaumont Lift Station:

Duplex Pump Control Panel 460 Vac 3 phase 70 HP

Nema 3R 304 SS gasketed enclosure **powder coated white** with inner door, back panel and 3 point latch, rack mount
Enclosure filter & fan kit
Main breaker, 460 Vac 3 phase, Square D
Surge arrestor 460 Vac
Incoming power phase monitor with fuses
(2) Circuit breaker sized for 70 HP 460 Vac 3 phase Pump motors, Square D
(2) Pump motor VFD's, ABB
Surge arrestor 120 VAC
120 VAC control circuit breakers
(2) 3 Position selector switches Hand-Off-Auto
(2) Pilot lights, PTT, Pump Run
(2) Pilot lights, PTT, Pump Seal Fail
(2) Pilot lights, PTT, Pump Over Temp
(3) Pushbutton, Alarm Silence, Over Temp Reset
(2) Run Time Meters
(2) Seal Fail relays
(2) Pushbutton, Pump Reset
Allen Bradley Micrologix PLC
Allen Bradley Analog Input Module
7" color touch screen
Cellular Modem
Cellular Antenna
Float back up control, 24 Vac
Alternator

Pushbutton, Float Reset
Pilot light, PTT, In Float Backup
(4) Pushbutton, Floats (Latch in Backup when High Level Float Pushbutton is Pressed)
(4) Pilot light, PTT, Floats
Control power transformer
GFI receptacle
DC power supply
Battery back-up
Vent drain
Alarm horn
Alarm light
Misc. panel components, nameplates, wire duct, terminals, etc.
UL listing

Wet Well Components

Vega C21 Level Transducer with bracket
(4) Float switches
(1) Float hanger

Other:

Engineering
Integration into VT SCADA
Submittals, IOM's
First three months of cellular data. After three months it will be invoiced at \$15 per month.

Warranty:

1-Year Warranty

Lump Sum Price: \$100,624.00 plus any sales tax if applicable

Price only covers specific scope of work detailed above. Any additional work, if requested, will be quoted separately and may require a change order.

Lead time: Submittal Drawings 4-5 weeks ARO, Installation to commence 12-14 weeks after submittal approval.

Terms are 10% due upon submittal approval, balance due NET 30

Thank you for the opportunity to be of service.

Sincerely,

Tony Comer

Owner



TLS AUTOMATION

3398 SE 20th Lane
Sumterville, FL 33585

SCOPE OF SUPPLY

Date: November 20, 2025

Project: Beaumont Lift Station

Attention: Jason Martin

In accordance with the attached Terms and Conditions, TLS Automation.inc is pleased to offer the following materials/services for the above referenced project.
Project: Beaumont lift station combo panel

Duplex Pump Control Panel 460 Vac 3 phase 70 HP

Nema 3R 304 SS gasketed enclosure powder coated white with inner door, back panel and 3 point latch, rack mount
Enclosure filter & fan kit
Main breaker, 460 Vac 3 phase, Square D
Surge arrestor 460 Vac
Incoming power phase monitor with fuses
(2) Circuit breaker sized for 70 HP 460 Vac 3 phase Pump motors, Square D
(2) Pump motor vfd's, ABB
Surge arrestor 120 Vac
120 Vac control circuit breakers
(2) 3 Position selector switches Hand-Off-Auto
(2) Pilot lights, PTT, Pump Run
(2) Pilot lights, PTT, Pump Seal Fail
(2) Pilot lights, PTT, Pump Overtemp
(3) Pushbutton, Alarm Silence, Overtemp Reset
(2) Run Time meters
(2) Seal Fail relays
(2) Pushbutton, Pump Reset
PLC, Allen Bradley Micrologix
Analog input module, Allen Bradley
OIT, 7" color touch screen
Cellular modem
Cellular antenna
Float back up control, 24 Vac
Alternator
(1) Pushbutton, Float Reset
(1) Pilot light, PTT, In Float Backup
(4) Pushbutton, Floats (Latch in Backup when High Level Float Pushbutton is Pressed)
(4) Pilot light, PTT, Floats
Control power transformer
GFI receptacle



TLS AUTOMATION

3398 SE 20th Lane
Sumterville, FL 33585

DC power supply
Battery back-up
Vent drain
Alarm horn
Alarm light
Misc. panel components, nameplates, wire duct, terminals, etc.
UL listing

Field Parts

Vega C21 with bracket
Qty (4) Float switches
Qty (1) Float hanger

TLS's price includes:

Engineering
Field Startup PLC/HMI programming
Wiring

Not Included

Installation
Taxes

PRICE: \$ 93,225.00 FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

Delivery 12-14 weeks after acceptable order is received by TLS Automation.

TERMS OF PAYMENT

Based on initial and continuing credit approval, the following payment terms apply:
Net 30

- NO HOLDBACK (RETAINAGE) provision is offered or allowed
- TLS 4-2023 Terms and Conditions, which is attached, is an integral part of this offering.

Thank you for the opportunity to offer this Scope of Supply.
Please contact me with any questions and/or comments regarding this offering.

Ron Robinette

Cell (321) 229-7643 ron@tlsautomation.com



TLS AUTOMATION

3398 SE 20th Lane
Sumterville, FL 33585

Terms and Conditions 4-2023

LIMITATION OF PROPOSAL: The prices and terms quoted in this proposal are subject to acceptance by the Purchaser within a period of (30) calendar days from the date herein.

TLS Automation LLC (TLS) at the time of the writing of the proposal. General plans and specification not actually submitted shall not apply. This proposal, together with all annexed specifications, when accepted, shall be the complete agreement between the parties; and any alternations or unusual and undisclosed conditions or deviations from the above specifications involving extra costs shall be agreed upon in writing by both parties and shall become an additional charge over and above the proposal price set forth herein. Delays or impossibility of performance by TLS because of strikes, accidents, or other reasons beyond the control of TLS shall relieve us from all liability herein.

SHIPMENT: Time of shipment shall be as stated in the proposal after receipt of order and acceptance and final approval of all drawings and submittal.

TERMS OF PAYMENT: Terms are Net 30 days, with approved credit. Otherwise, alternate arrangements must be made. These terms and conditions have control over any terms presented by Buyer, through a purchase order or otherwise.

We reserve the right to cancel the contract or cease work if payments thereon are not received when due. 1.5% per month shall be charged on all unpaid balances.

TAXES: The Purchaser shall pay any local, state or federal sales, excise or use tax imposed on the equipment in addition to the prices quoted. Intellectual Property (programs, drawings) remains the property of SES and will grant the end user a lifetime license for their use. End user agrees to not share with a third party said property without written authorization by SES.

WARRANTY LIMITATION: There are no warranties that extend beyond the warranties herein after expressed.

WARRANTIES: All work shall be done in a workmanlike manner according to standard practices. We warrant performance against defects in materials and workmanship for a period of twelve (12) months from the date of shipment from TLS. We agree to pass on to the Purchaser such warranties, if any, as may be extended by the manufacturer for material supplied. Labor for replacing defective materials shall not be provided by us unless it is specifically spelled out in the proposal. We shall not be responsible for materials damaged, lost or stolen after delivery, through no fault of ours, or for failure to deliver and perform because of reasons beyond our control.

EXCLUSIVE REMEDIES: Remedies are limited to the repair or replacement at FOB point of delivery. Consequential damages are excluded. In no event shall SES be responsible for consequential damages of any such defective material or workmanship including, but not limited to, the Purchaser's loss of material or profits, increased expenses of operation, downtime or reconstruction of the work, and in no event shall TLS's obligation under this warranty exceed the original contract price of the defective item. It is agreed that any action for breach of express or implied warranty shall be initiated within fifteen (15) months of the date of shipment by TLS and only those defects that are documented to have occurred within twelve (12) months from the date of the equipment's start-up and acceptance or (18) eighteen months from the date of TLS's shipment will be covered by the warranty.

DISCLAIMER: TLS will not be responsible for damage to equipment or materials through improper installation, storage, improper services, or through attempts to operate it in excess of its rated capacity or recommended use, intentional or otherwise, by parties other than SES or its authorized representatives.

CONDITIONS OF SALE: Prices quoted are those now in effect. Seller reserves the right to bill at the prices in effect at the time of shipment if the proposal is not accepted in writing within thirty (30) days, unless a longer term of validity is in writing on the proposal.

LIMITATIONS OF LIABILITY

A. Neither Seller nor its suppliers of any tier will be liable to Purchaser, whether in contract, in tort (including negligence and strict liability), under any warranty or otherwise, for any special, indirect, incidental, or consequential loss or damage whatsoever, or for loss of or to the plant, loss of use of equipment or power system, cost of capital, loss of profits or revenue or the loss of use thereof, cost of environmental damage or clean-up, or claims of customers of Purchaser. The remedies set forth herein are exclusive, and the total cumulative liability of seller and its suppliers under any purchase order or any act or omission in connection therewith or related thereto, whether in contract, in tort (including negligence and strict liability), under any warranty, or otherwise, will be limited to the price of the contract.

B. The provisions of this Article shall survive termination, cancellation or expiration of the purchase order and shall apply, notwithstanding any other provisions of this Agreement or any related document thereto, to the fullest extent permitted by law. Prior to the transfer of any equipment or material furnished or for which work is furnished hereunder from the project site (except temporarily for repair work or permanently for disposal), or the transfer of any interest therein or in the plant, Purchaser shall obtain for Seller written assurances from the transferee of limitation of and protection against liability following the proposed transfer at least equivalent to that afforded seller and its suppliers under the purchase order.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Druva Cloud Backup for Microsoft 365 in the Amount of \$24,999.40**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity: SHI

Effective Date: 12/23/25

Termination Date: 12/23/26

Managing Division/Department: IT Department

BUDGET IMPACT: \$24,999.40 has been budgeted across departments in their respective 4110 budget lines.

HISTORY/FACTS/ISSUES:

Druva is a cloud-based data protection platform that helps us securely back up and recover important digital information. We use Druva to protect our Microsoft 365 environment—including email (Exchange), files stored in OneDrive, and team sites in SharePoint. This ensures that even if data is accidentally deleted or lost, we can quickly restore it.

For our on-site servers, we use Druva's Phoenix product. It provides reliable backup and recovery for our physical and virtual servers, helping us safeguard critical systems and data stored locally.

Because Druva is cloud-native, it reduces the need for expensive hardware and maintenance, while offering strong security, compliance, and ease of use. It's a modern, efficient way to ensure our data is always protected and recoverable.



Pricing Proposal
Quotation #: 26927365
Created On: 12/3/2025
Valid Until: 1/2/2026

FL-City of Wildwood

Paul Ketz
100 N. Main St.
Wildwood, FL 34785
United States
Phone: (352) 330-1330
Fax: (352) 330-1338
Email: pketz@wildwood-fl.gov

Inside Account Executive

Jeph Jimenez
Phone: 7328588903
Fax:
Email: jeph_jimenez@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 PHX-GC-ENT-710 Druva, Inc. Druva - Part#: PHX-GC-ENT-710 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 12/23/2025 – 12/22/2026	30	\$183.22	\$5,496.60
2 CA-M365-ELT-002 Druva, Inc. Druva - Part#: CA-M365-ELT-002 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 12/23/2025 – 12/22/2026	260	\$46.28	\$12,032.80
3 Insync Preserved Users - Preserved user licenses, for customers over their 10% threshold of inactive users Druva - Part#: I-C-PU Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 12/23/2025 – 12/22/2026	60	\$25.71	\$1,542.60
4 InSync GovCloud - GovCloud add on for inSync Druva - Part#: I-C-GV-007 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 12/23/2025 – 12/22/2026	260	\$13.29	\$3,455.40
5 EP-SAAS-SE-10TB Druva - Part#: EP-SAAS-SE-10TB Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 12/23/2025 – 12/22/2026	1	\$2,472.00	\$2,472.00
Total			\$24,999.40

Additional Comments

Please Note: Druva has a zero returns policy.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CDD 2505-001 The Winston CDD

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Pursuant to Chapter 190, Florida Statutes, Enclave Housing, LLC, has petitioned the City Commission of the City of Wildwood, Florida, to adopt an ordinance establishing The Winston Community Development District.

Application CDD 0505-001 was submitted to establish The Winston CDD, a residential subdivision proposing 295 single-family residential lots on approximately 83 acres of land. The applicant has updated the CDD, and now they are proposing only to convey water lines, wastewater lines, and the CR 216 off-site road improvements to the City:

EXHIBIT 6

CDD Proposed Facilities and Services

Improvement	Estimated Cost	Operation & Maintenance Entity	Estimated Timetable
Stormwater Management Systems	\$3,600,000	CDD	2025-2027
Roadways	\$1,900,000	CDD	2025-2027
Water & Wastewater	\$2,700,000	CITY	2025-2027
Environmental/Wetland Mitigation	Negligible	CDD	2025-2027
Hardscape, Landscape & Irrigation	\$1,200,000	CDD	2025-2027
Amenities	\$2,000,000	CDD	Q4 2026
Off-Site Road Improvements	\$580,000	CITY	Q4 2026
Professional Services & Permit Fees	\$1,800,000	N/A	N/A
Contingency	\$1,400,000	N/A	N/A
TOTAL	\$15,180,000		

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.
3. Offsite improvements include a turn lane, widening of County Road 216 and striping.

Ordinance O2025-56 has been prepared should the Commission move to support the request. This is the second and final public hearing for Ordinance O2025-56.

DATED: 12/1/2025

A handwritten signature in cursive script, appearing to read 'Wendy Then', written in dark ink.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-56

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE WINSTON COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, Enclave Housing, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing The Winston Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2024); and,

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2025).

SECTION 3. DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as "The Winston Community Development District".

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 83 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5. POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by Section 190.012(2)(a) and (d), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Jacob Beren, Rachel Beren, Motty Segal, Jon Smith and Kristan Jones. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 9. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A

PARCEL 1:

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

TOGETHER WITH:

THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

PARCEL 2:

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

PARCEL 3:

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19;
THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00

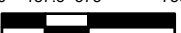
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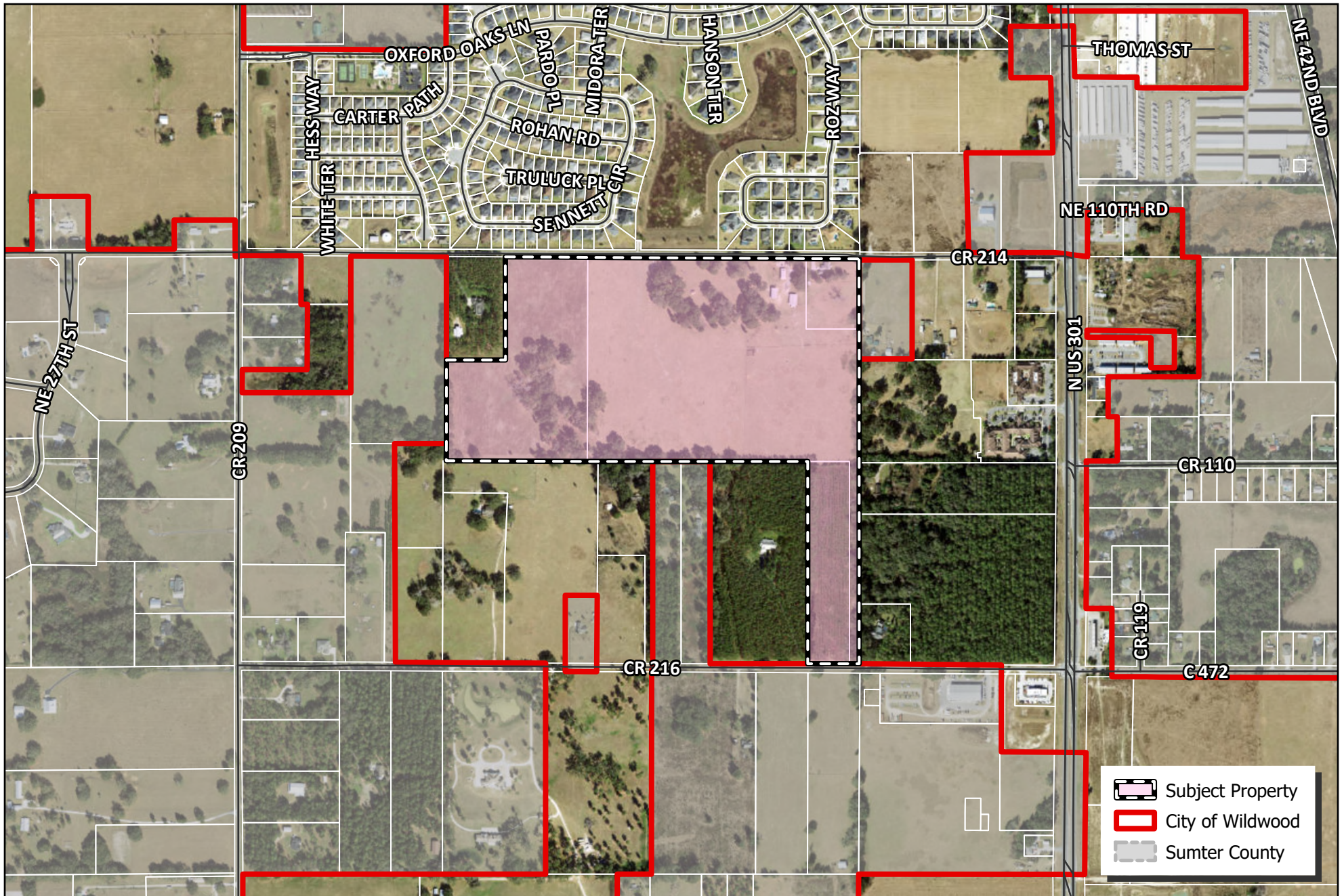
FEET; THENCE S00°05'34"E, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°05'34"E, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE S89°53'17"E, ALONG SAID SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE N00°05'34"W, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE N89°53'17"W, ALONG SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

APPROXIMATELY 83.16 ACRES IN TOTAL.

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750 	CDD 2505-001 THE WINSTON PARCELS D19-006, D19-007, D19-112 & D19-113	MAP 1A LOCATION MAP SEP 2025
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Subject Property

City of Wildwood

Sumter County



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-56

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

PETITION TO ESTABLISH THE WINSTON COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, **ENCLAVE HOUSING LLC** ("**Petitioner**"), hereby petitions the City Commission for the City of Wildwood, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("**District**") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Wildwood, Florida, and covers approximately 83 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located between County Road 214 and County Road 216, and approximately 500' West of U.S. 301. The sketch and metes and bounds descriptions of the external boundary of the proposed District are set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels within the boundaries of the District.

3. Landowner Consent and Authorization. Petitioner has provided the written consent of 100% of the landowners to establishment of the District. The consents are attached hereto as **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Jacob Beren - 1120 NE 178th Terrace, North Miami Beach, FL, 33162, Rachel Beren - 1120 NE 178th Terrace, North Miami Beach, FL, 33162, Motty Segal - 20801 Biscayne Blvd, Suite 301, Miami, FL 33180, Jon Smith - 51 Saddlers Run, Ormond Beach, FL 32174, and Kirstan Jones - 51 Saddlers Run, Ormond Beach, FL 32174. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Winston Community Development District.

6. Existing and Future Land Uses. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 4**. These proposed land uses are consistent with the applicable local comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed from 2025 through 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

11. This petition to establish the Winston Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the county from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests that the City:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 5th day of May, 2025.

Submitted by:


Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

EXHIBIT 1

EXHIBIT 2

EXHIBIT 2

PARCEL 1:

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

TOGETHER WITH:

THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

PARCEL 2:

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

PARCEL 3:

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19;
THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00

FEET; THENCE S00°05'34"E, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°05'34"E, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE S89°53'17"E, ALONG SAID SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE N00°05'34"W, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE N89°53'17"W, ALONG SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

APPROXIMATELY 83.16 ACRES IN TOTAL.

EXHIBIT 3

**Consent and Authorization of Landowner
to the Establishment of a Community Development District
[Proposed Winston Community Development District]**

The undersigned ("Landowner") is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

Pursuant to Section 190.005, Florida Statutes, the undersigned hereby consents to the establishment of the Winston Community Development District ("CDD") that will include the Property within the lands to be a part of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the CDD.

This document shall also serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, **Enclave Housing LLC**, with regard to any and all matters pertaining to the *Petition to Establish the Winston Community Development District* in the City of Wildwood, Florida and pursuant to Chapter 190, Florida Statutes.

The undersigned hereby represents and warrants that he or she has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer(s) executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

☐ Executed this 24th day of June, 2025.

Witnessed: **Green Gardens 42 LLC**
A Florida limited liability company

[Signature]
Print Name: Kevin Clancy
Address: 2360 Lakewood Road
Tomb River, MS 38755

[Signature]
BY: _____
ITS: CEO

[Signature]
Print Name: Mathew Alvarez
Address: 2360 Lakewood Road
Tomb River, MS 38755

STATE OF New Jersey
COUNTY OF Gloucester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2025, by Scott Rosenheck, as an authorized representative of Green Gardens 42 LLC, and who appeared before me this day in person, and who is either personally ~~known to me~~ or produced Driver's License as identification.

[Signature]
NOTARY PUBLIC, STATE OF New Jersey
Name: Dhaval Patel
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



Exhibit A: Legal Description

☐

**Exhibit A:
Legal Description**

PARCEL 1:

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

TOGETHER WITH:

THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

PARCEL 2:

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

PARCEL 3:

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING.

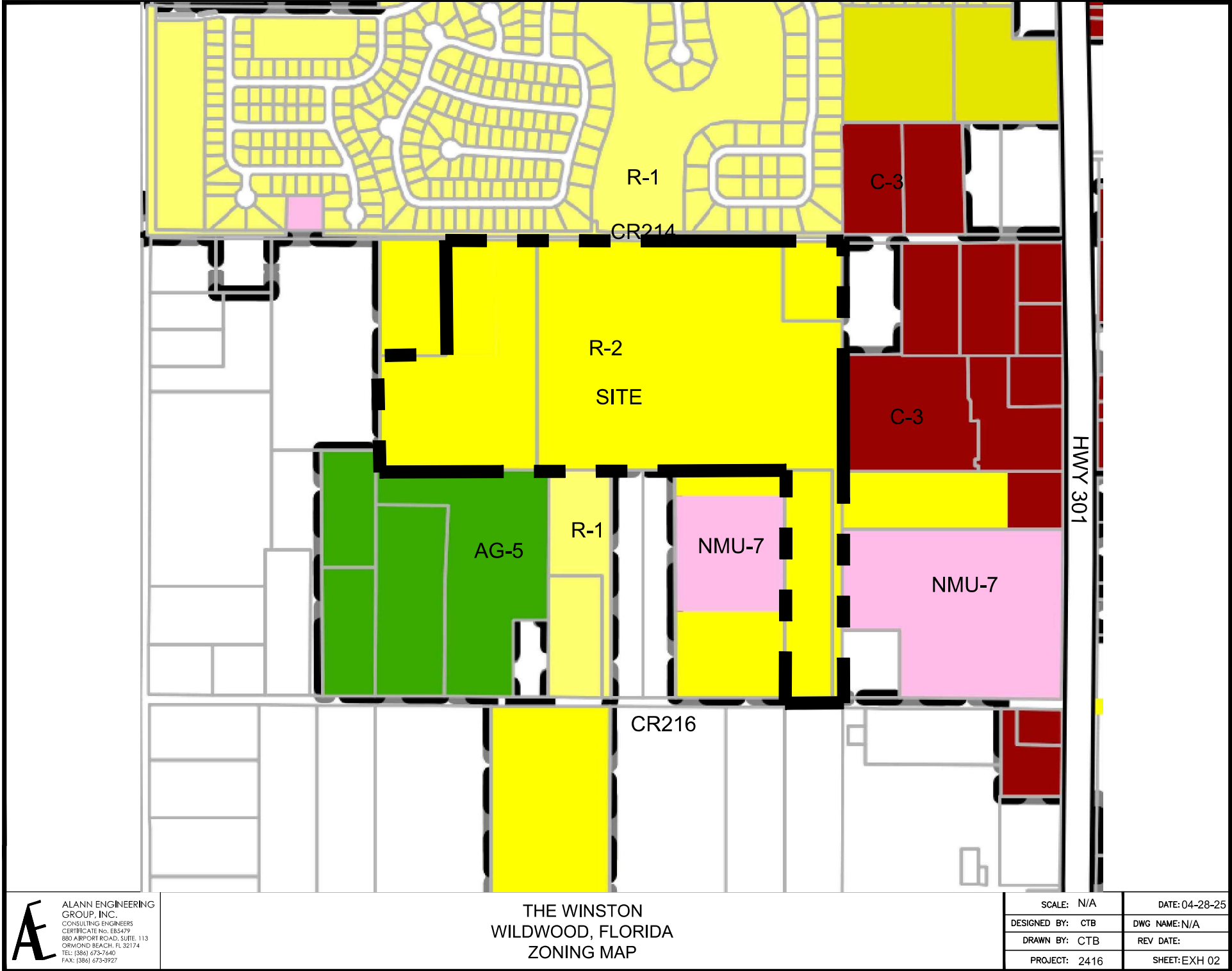
EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23
EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

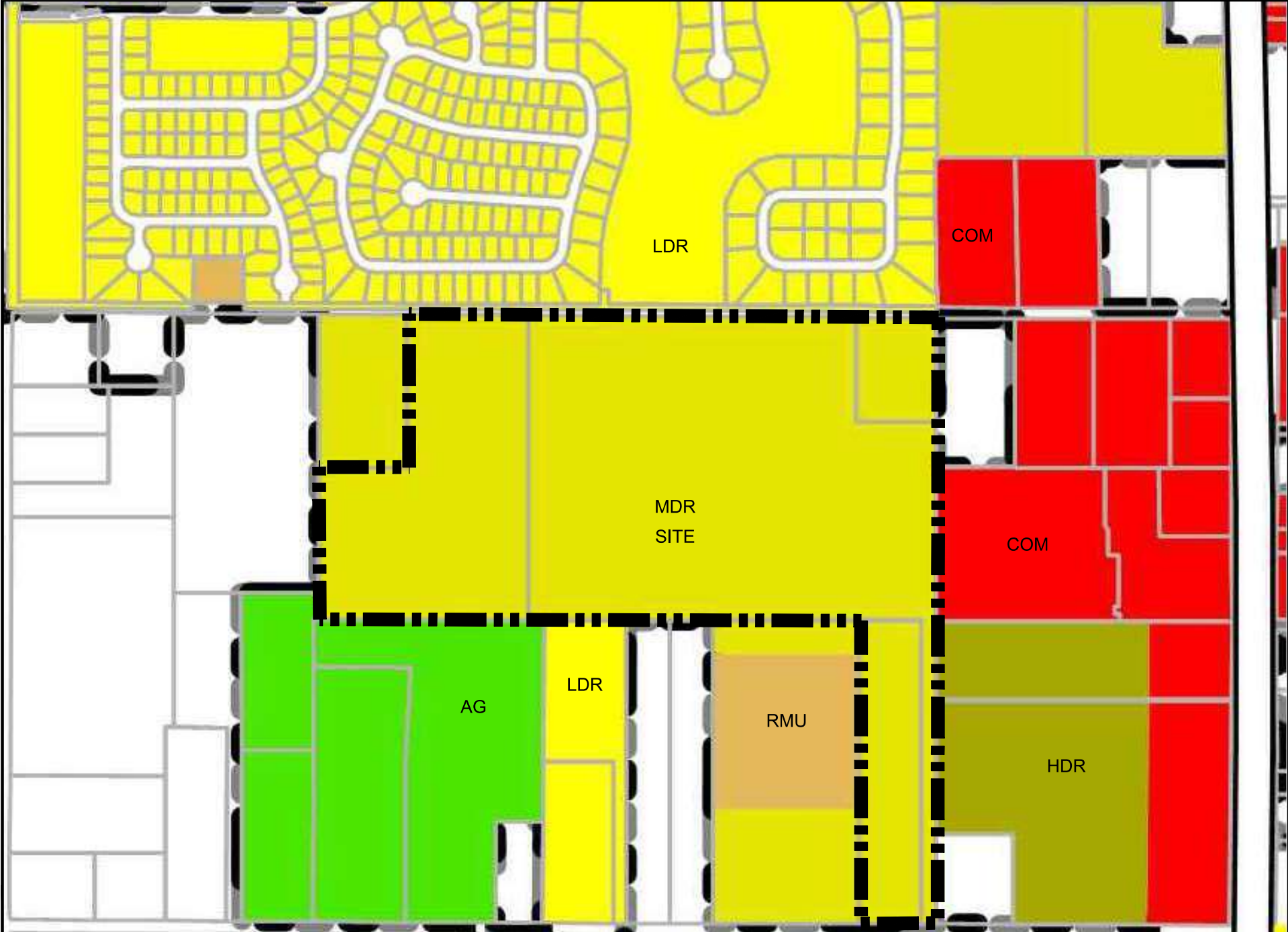
COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19;
THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00
FEET; THENCE S00°05'34"E, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF
1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND
THE POINT OF BEGINNING; THENCE CONTINUE S00°05'34"E, A DISTANCE
OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE S89°53'17"E, ALONG SAID
SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE N00°05'34"W, PARALLEL WITH THE
WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE N89°53'17"W, ALONG
SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO
THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH
BOUNDARY FOR COUNTY ROAD NO. 216.

EXHIBIT 4



**ALANN ENGINEERING
GROUP, INC.**
CONSULTING ENGINEERS
CERTIFICATE NO. EB5479
880 AIRPORT ROAD, SUITE 113
ORLANDO BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

SCALE: N/A	DATE: 04-28-25
DESIGNED BY: CTB	DWG NAME: N/A
DRAWN BY: CTB	REV DATE:
PROJECT: 2416	SHEET: EXH 02

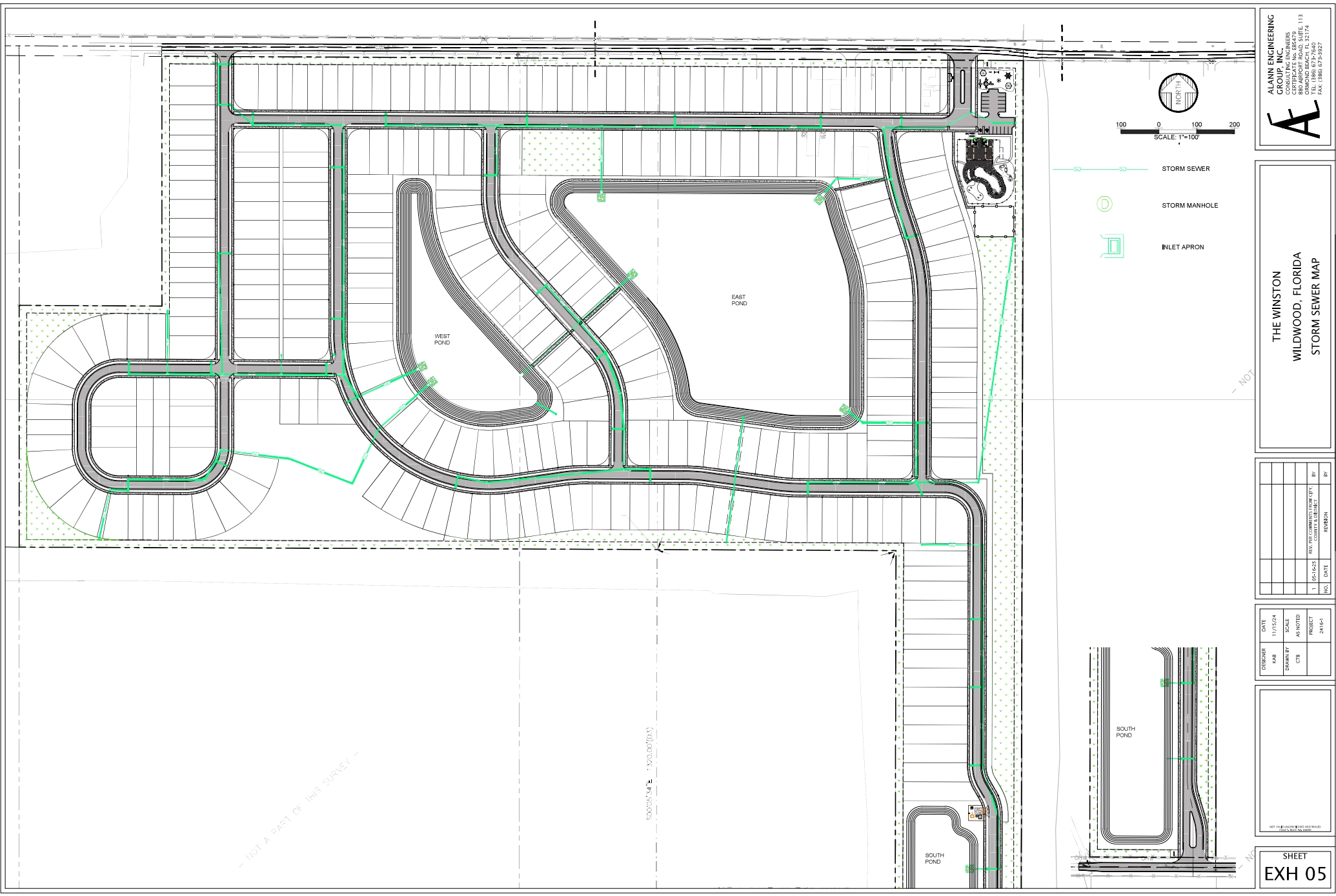


ALANN ENGINEERING
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CONSULTING ENGINEERS
CERTIFICATE NO. EB5479
880 AIRPORT ROAD, SUITE 113
ORLANDO BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

THE WINSTON
WILDWOOD, FLORIDA
FUTURE LAND USE MAP

SCALE: N/A	DATE: 04-28-25
DESIGNED BY: CTB	DWG NAME: N/A
DRAWN BY: CTB	REV DATE:
PROJECT: 2416	SHEET: EXH 03

EXHIBIT 5



ALANN ENGINEERING GROUP, INC.
10000 W. BAYVIEW BLVD., SUITE 113
8800 APPROX. ROAD, SUITE 113
FORT LAUDERDALE, FL 33309
TEL: (386) 673-7640 FAX: (386) 673-3927

A

THE WINSTON
WILDWOOD, FLORIDA
STORM SEWER MAP

NO.	DATE	REVISION	BY
3	05-16-18	REV. PER COMMENTS FROM CITY, COUNTY & STATE	

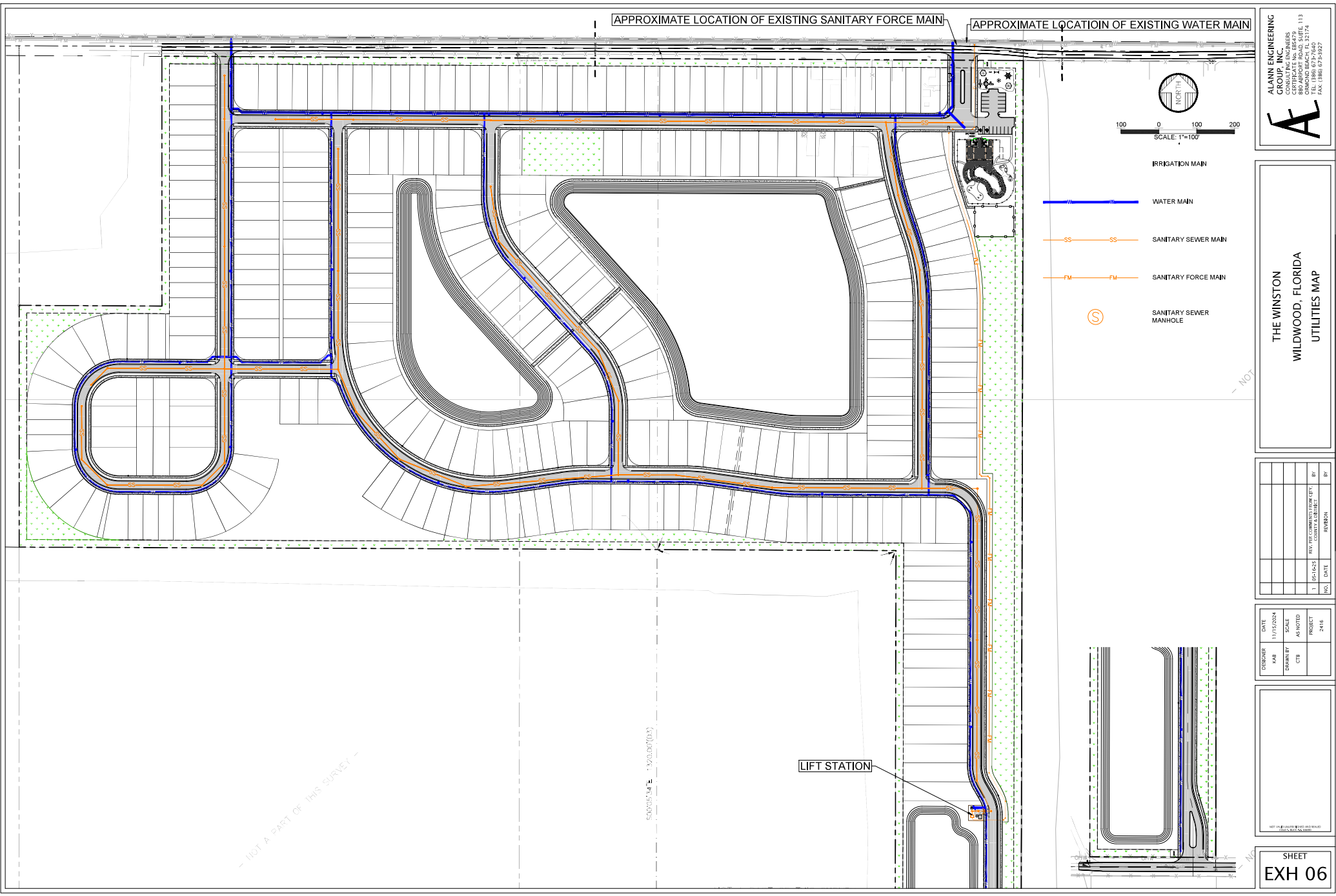
DESIGNER	DATE
KAB	11/15/24

DRAWN BY	SCALE
CTB	AS NOTED

PROJECT 2416-1

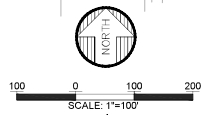
NOT FOR CONSTRUCTION PURPOSES AND SHOULD BE USED FOR REFERENCE ONLY

SHEET EXH 05



APPROXIMATE LOCATION OF EXISTING SANITARY FORCE MAIN

APPROXIMATE LOCATION OF EXISTING WATER MAIN



- IRRIGATION MAIN
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY FORCE MAIN
- SANITARY SEWER MANHOLE

ALANN ENGINEERING GROUP, INC.
 8800 APPROX. ROAD, SUITE 113
 WILLOW CREEK, FLORIDA 33511
 TEL: (888) 673-7640 FAX: (888) 673-3927

THE WINSTON
 WILDWOOD, FLORIDA
 UTILITIES MAP

NO.	DATE	REVISION	BY
1	05-16-18	REV. FOR SUBMITTAL TO FLA. DEPT. OF TRANSPORTATION	BY

DESIGNER	DATE	SCALE	PROJECT
KAB	11/15/2024	AS NOTED	2416
CHK			

NOT FOR CONSTRUCTION PURPOSES AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE
--

SHEET
 EXH 06

- NOT A PART OF THIS SURVEY -

LIFT STATION

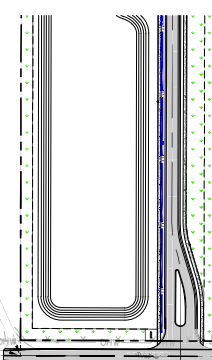


EXHIBIT 6

EXHIBIT 6

CDD Proposed Facilities and Services

Improvement	Estimated Cost	Operation & Maintenance Entity	Estimated Timetable
Stormwater Management Systems	\$3,600,000	CDD	2025-2027
Roadways	\$1,900,000	CDD	2025-2027
Water & Wastewater	\$2,700,000	CITY	2025-2027
Environmental/Wetland Mitigation	Negligible	CDD	2025-2027
Hardscape, Landscape & Irrigation	\$1,200,000	CDD	2025-2027
Amenities	\$2,000,000	CDD	Q4 2026
Off-Site Road Improvements	\$580,000	CITY	Q4 2026
Professional Services & Permit Fees	\$1,800,000	N/A	N/A
Contingency	\$1,400,000	N/A	N/A
TOTAL	\$15,180,000		

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.
3. Offsite improvements include a turn lane, widening of County Road 216 and striping.

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Winston Community Development District** (the “District”). The proposed District is planned for 295 lots and comprises approximately 83 acres of land located within the City of Wildwood, Florida (hereafter “City”). The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District.

The Development plan for the proposed lands within the District includes a residential community with up to the permitted allowable homes. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule¹ directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have

¹ For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City would enact in connection with the creation of the District.

an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Formation of the District would put all of the planned residential units under the jurisdiction of the District. Prior to sale of any units, all of the owners of land within the proposed boundaries will also be under the jurisdiction of the District. Initially, the project developer will be the primary developer and sole landowner of property within the proposed District boundaries.

4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

City

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the petition to establish a CDD.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the City. In accordance with State law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and

entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the potable water, sanitary sewer and reclaimed utility systems; master stormwater system; electrical undergrounding; gas; conservation/mitigation areas; and onsite and offsite roadway improvements may be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are also shown on the table on the next page. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District's capital improvement program.

Table 1.
CDD Proposed Facilities and Services

Improvement	Estimated Cost	Operation & Maintenance Entity
Stormwater Management Systems	\$3,600,000	CDD
Roadways	\$1,900,000	CDD
Water & Wastewater	\$2,700,000	CITY
Environmental/Wetland Mitigation	Negligible	CDD
Hardscape, Landscape & Irrigation	\$1,200,000	CDD
Amenities	\$2,000,000	CDD
Off-Site Road Improvements	\$580,000	City
Professional Services & Permit Fees	\$1,800,000	N/A
Contingency	\$1,400,000	N/A
TOTAL	\$15,180,000	

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.
3. Offsite improvements include a turn lane, widening of County Road 216 and striping.

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer

equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, the District has the ability to maintain infrastructure better than a Homeowners' Association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City of Wildwood has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a "small city" according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the

alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency.

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP to act as agent for Petitioner, **ENCLAVE HOUSING LLC**, with regard to any and all matters pertaining to the *Petition to Establish the Winston Community Development District* in the City of Wildwood, Florida and pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

ENCLAVE HOUSING LLC

Print Name: Joel Rosenberg

Address: 1192 Anacadia dr
Toms River NJ 08755

By: [Signature]
Its: Owner

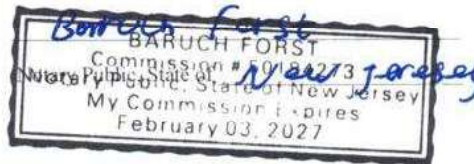
Print

Name:

Address: _____

STATE OF NJ
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of April, 2025, by Joel Rosenberg, as owner of **ENCLAVE HOUSING LLC**, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Wildwood Country Resort Small Scale Comprehensive Plan Amendments

REQUESTED ACTION: The City of Wildwood's Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number(s)	A25-3484 - 5396 Columbus Circle A25-3605 - 5527 Columbus Circle A25-3630 - 5590 Hancock Drive A25-3692 - 5252 Lexington Circle A25-3713 - 5175 Oxford Court
Ordinance Number	O2025-58
Owner(s)/Applicant(s)	Vaughn and Cheryl Harris Christopher and Karen Upton Steven Titus Barbara Deupree Jackie and Judy Kyle
Property Location	The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood County Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivisions.
Parcel(s)	G16A010, G16A207, G16A106, G16EC051, & G16EC038
Date	November 12, 2025

The applicants are seeking approval from the City Commission 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 of Wildwood) for the parcels listed above on a total of 0.83 acres MOL. This request is accompanied by five (5) rezoning requests tied to ordinance number O2025-59.

ANALYSIS: The applicants/owners seek to be represented by the City of Wildwood Commissioners. There is one existing manufactured home in each of the five lots proposed under this amendment (no new development).

The proposed amendment should be granted based on the following criteria found in Land

Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented:

The applicants/owners have submitted justification to the City of Wildwood in support of the proposed Future Land Use (FLU) amendment, consistent with the Joint Planning Area (JPA) established between the City of Wildwood and Sumter County, within which the subject parcels are located.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood). The 2050 Comprehensive Plan FLU Policy 1.1.1.a. for Mobile Home Park accommodates single-family dwelling units, including manufactured homes. The FLU designates a maximum density allowance of 10 units per acre. However, the Wildwood Country Resort Community is currently platted in which each parcel can accommodate one dwelling unit. This is also in line with Policy 1.2.7. Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9 any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject parcels are located within the Heritage Wood 'N Lake Estates and Hearty Host Lake Resort Subdivisions, an established community, known as Wildwood Country Resort, featuring manufactured homes and single-family residences.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. As per Housing Policy 3.1.5, “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multifamily homes, and innovative housing types.”

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The area encompasses three distinct subdivisions that create this community known as Wildwood Country Resort.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property includes wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property does not contain Wetland/Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. The parcels fall within the Joint Planning Area (JPA) where the proposed future land is residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water and sewer lines are already located within the Wildwood Country Resort Community and these parcels are currently being serviced by the City of Wildwood.

(VII) Fails to maximize use of future public facilities and services.

City water and sewer lines are already located within the Wildwood Country Resort Community and these parcels are currently being serviced by the City of Wildwood.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The JPA agreement between Sumter County and the City of Wildwood, allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a “pocket” or “enclave.”

(IX) Fails to provide a clear separation between rural and urban uses.

The area exhibits urban development patterns within the subdivisions and surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 have been annexed into the city limits with the second and final reading at the City Commission's regular meeting held on Monday, November 10, 2025. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

(XI) Fails to encourage a functional mix of uses.

The area exhibits primarily residential communities, and within the communities, there is a mix of single-family residences and manufactured home products.

(XII) Results in poor accessibility among linked or related land uses

Access to the Wildwood Country Resort Community is off of Heritage Blvd, a privately owned and maintained road.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Mobile Home Park Land Use Designation (0.3 Floor Area Ratio, Minimum Open Space of 15 percent). Although some of the surrounding areas have a future land use of Agricultural (County), the parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared of trees.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road.

Potable Water & Sewer: There is an 8-inch water line and an 8-inch sewer line servicing the subdivision.

Schools: All five parcels are manufactured homes, and each could contribute 0.286 school-aged children, with a total of 1.43 school-aged children, based on the Marion County Public School Metrics per dwelling unit. However, the subdivision is an established retirement community.

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2025-58

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G16A010

Vaughn R. Harris and Cheryl M. Harris, Trustees of The Harris Family Trust

0.14 +/-

LOT(S) 10, BLOCK A, HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

Parcel G16A106

Steven A. Titus

0.25 +/-

LOT 6, BLOCK "B" HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16A207

Christopher and Karen Upton

0.20 +/-

LOT 7, BLOCK C, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 AND 57A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC038
Jackie R. Kyle and Judy A. Kyle
0.12 +/-

LOT 38, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC051
Barbara Deupree
0.12 +/-

LOT 51, BLOCK C, HERITAGE WOOD'N LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

These properties are to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said ordinance.

SECTION 4. This ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

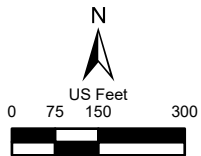
Second Reading: _____

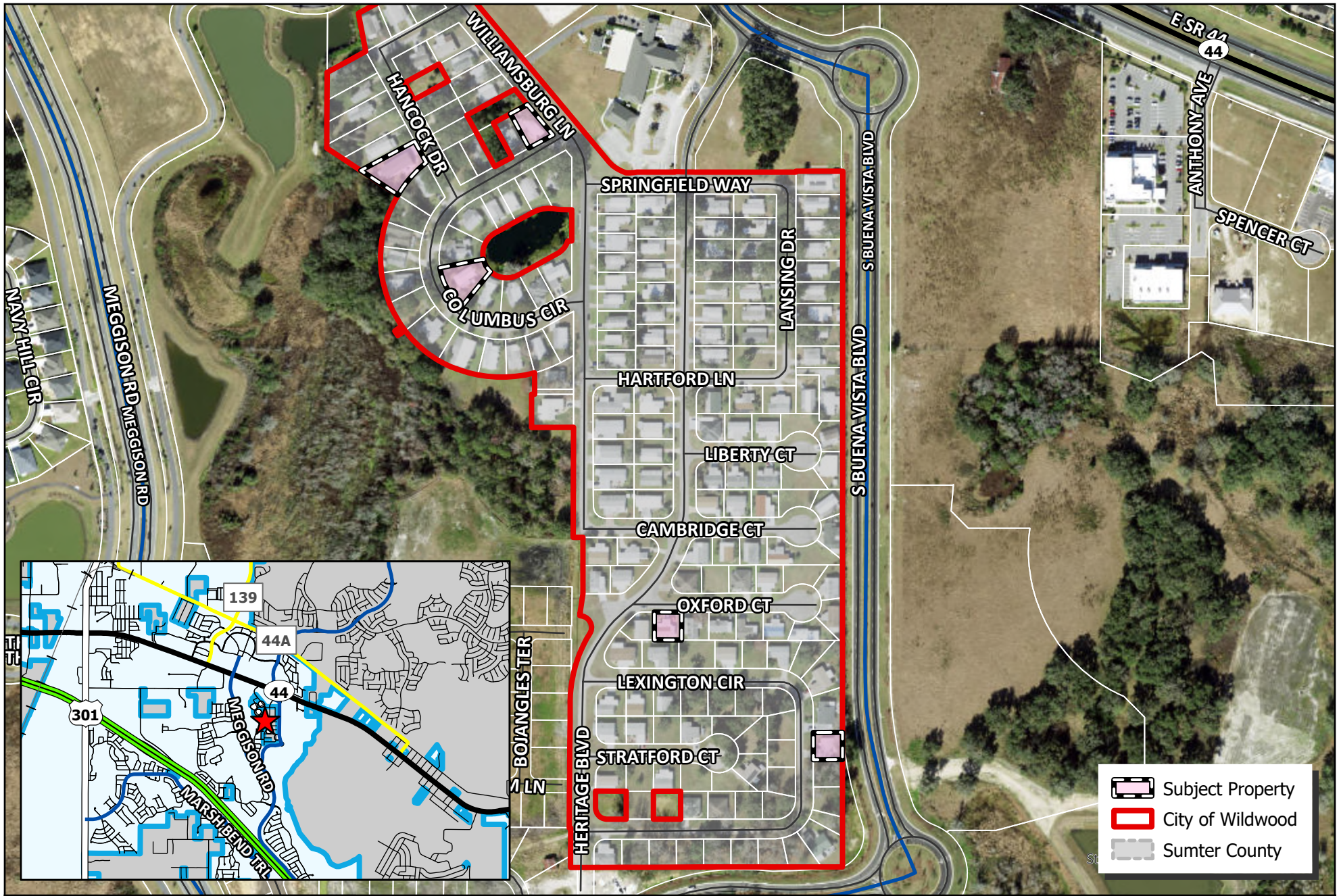
Approved as to form:

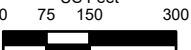
City Attorney

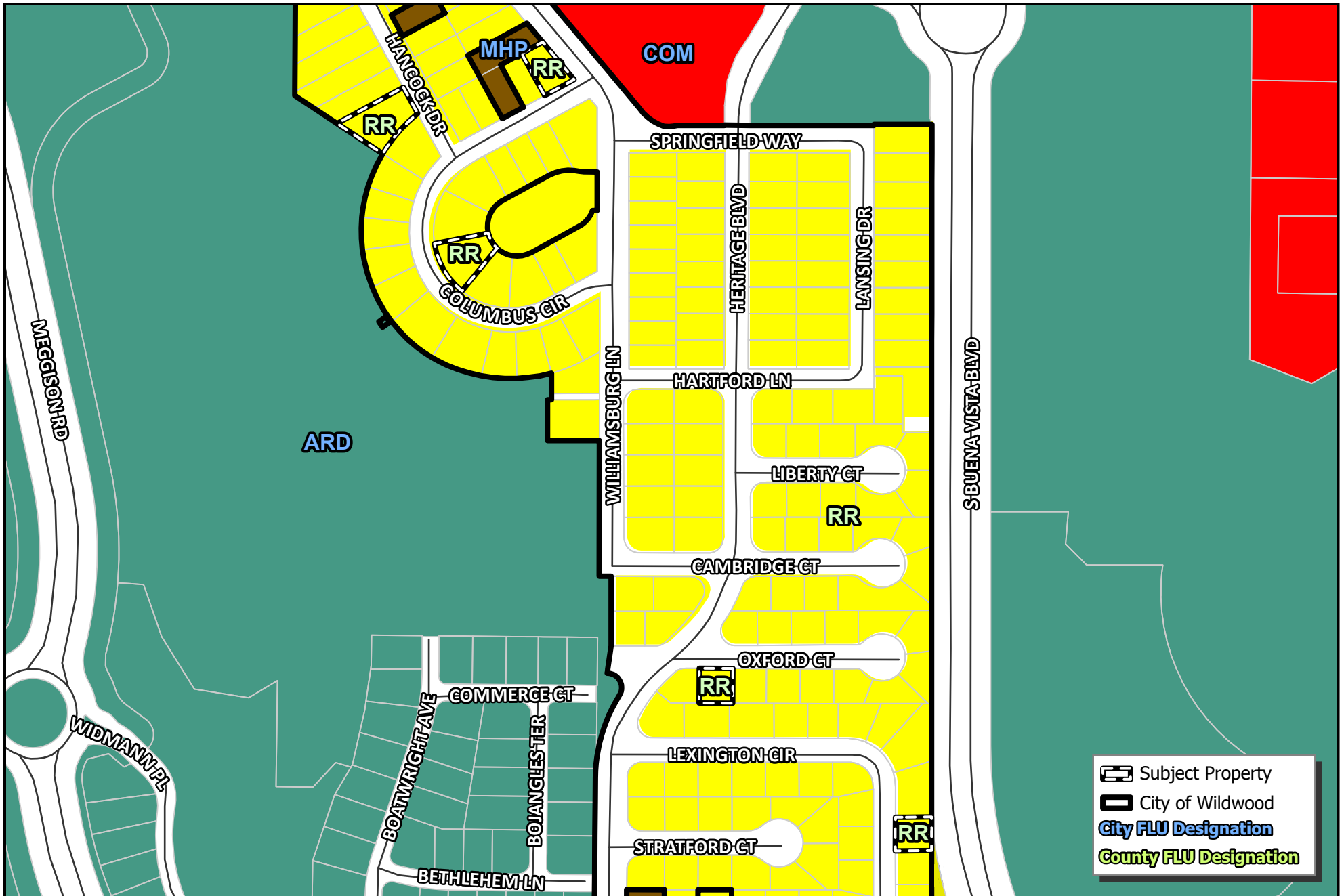
EXHIBIT A



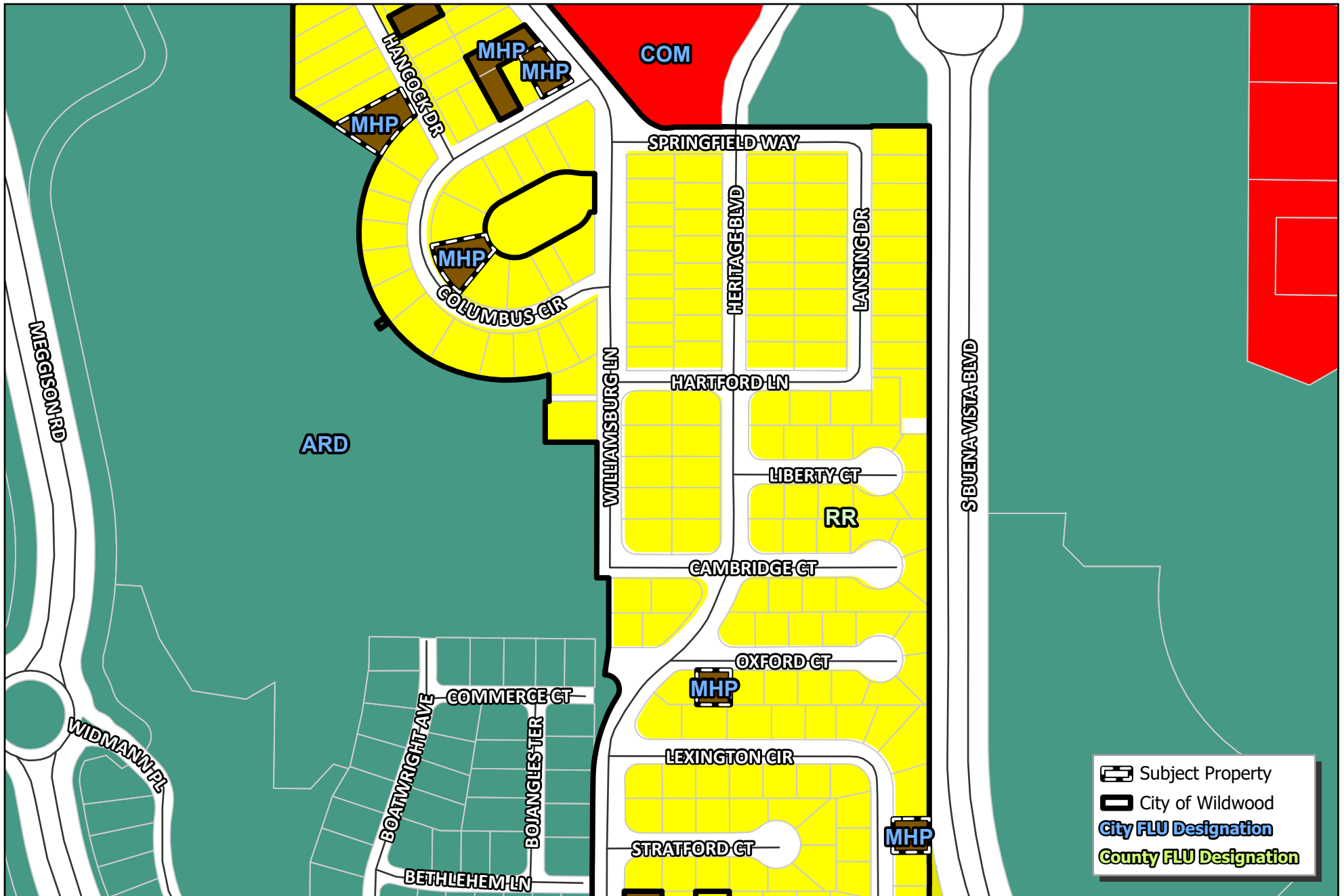
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1A LOCATION MAP OCT 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300 	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 60 120 240	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 2A EXISTING LAND USE OCT 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 60 120 240	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 2B PROPOSED LAND USE OCT 2025
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-58

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, November 4, 2025, by the Special Magistrate. The applicants seek a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) on 0.83 acres MOL. The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood County Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivisions.

Case Numbers: A25-3484 - 5396 Columbus Circle
A25-3605 - 5527 Columbus Circle
A25-3630 - 5590 Hancock Drive
A25-3692 - 5252 Lexington Circle
A25-3713 - 5175 Oxford Court

Applicants/Owners: Vaughn and Cheryl Harris
Christopher and Karen Upton
Steven Titus
Barbara Deupree
Jackie and Judy Kyle

Parcels: G16A010, G16A106, G16A207, G16EC038, & G16EC051

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments. Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

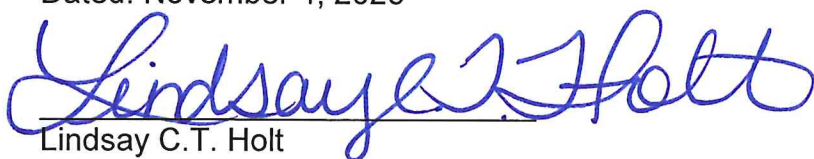
☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

☐ recommends other: _____

Dated: November 4, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

The following five parcels have been submitted for a small-scale comprehensive plan and rezoning application for the city land use and zoning of Mobile Home Park (MHP).

5396 Columbus Circle (G16A010)

5527 Columbus Circle (G16A207)

5590 Hancock Drive (G16A106)

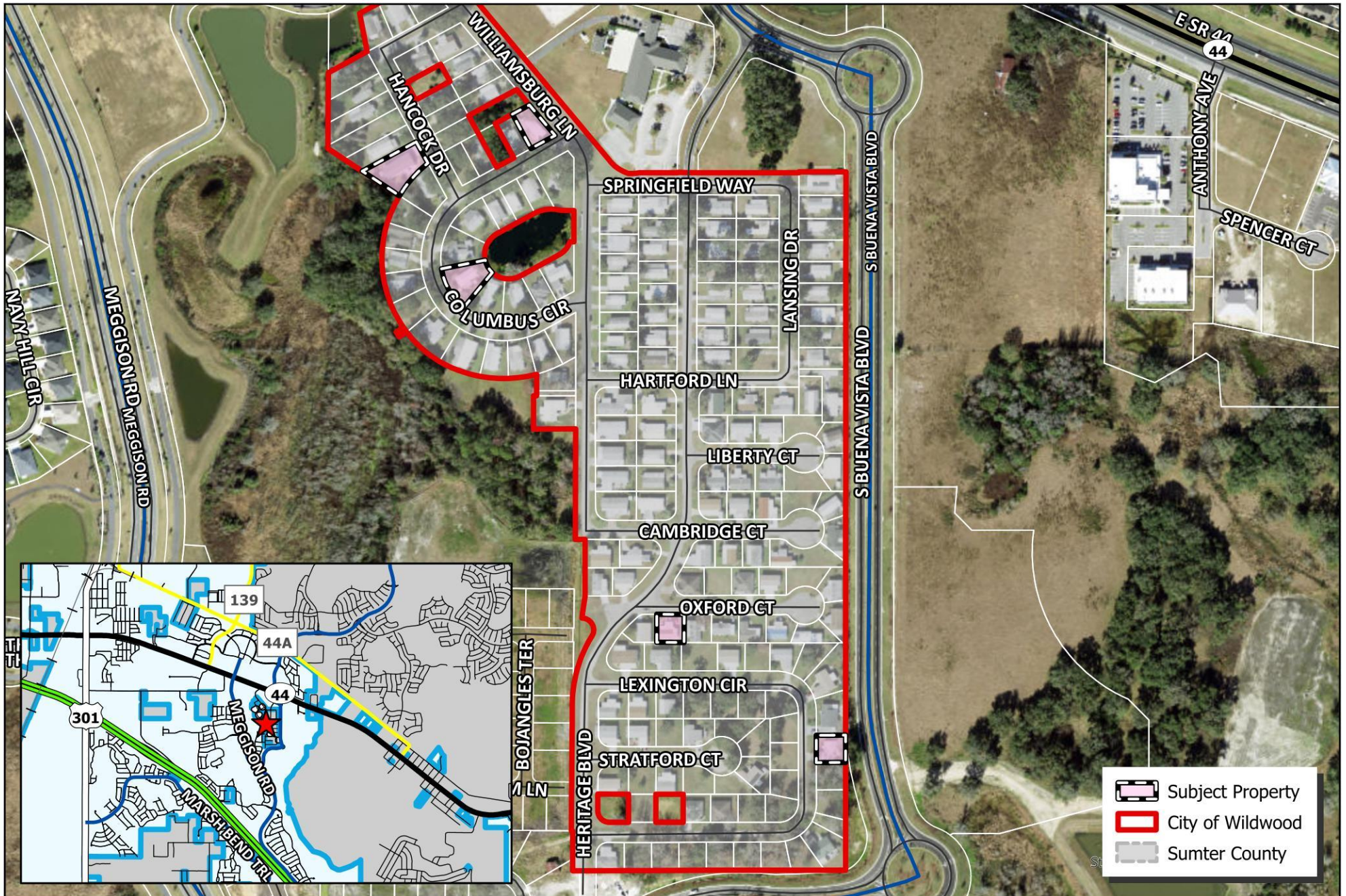
5252 Lexington Circle (G16EC051)

5175 Oxford Court (G16EC038)

**Map of parcel locations can be found on the second page.

Each parcel currently has one manufactured home on the property. This produces up to 10 trips per day for each parcel with a total of 50 trips per day, all within an already platted subdivision. Applicants would like to request a TIA exemption.





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.

REQUESTED ACTION: The City of Wildwood's Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3783
Ordinance Number	O2025-60
Owner(s)	Christopher B. Williams & Tracy B. Williams
Applicant(s)	Son Life Lawn & Landscaping, Inc.
Property Location	The property is generally located at the northeast corner of the intersection of US 301 and CR 124.
Parcel(s)	D29A022
Date	12/1/2025

The applicant is seeking approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Industrial (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a rezoning request A25-3784 (O2025-61).

ANALYSIS:

The proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Industrial (Sumter County) to Industrial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the conversion of the existing house to an office for Son Life Lawn & Landscaping, Inc., on 2.57 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and industrial uses.

(2) The proposed amendment is consistent with the goals, objectives, and policies of

the comprehensive plan;

The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Industrial (Sumter County) to Industrial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and industrial uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 70% Impervious Surface Ratio (ISR), whichever number is less. The applicant intends to repurpose the existing home into an office which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301. Utilities are available to the site on the west side of N US 301. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years." As the existing mix of land use designations are mainly Industrial (IND) and Rural Residential, an addition of Industrial (IND) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The request to waive the environmental survey was granted due to the site's previous development.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;

Transportation: The property has access off of N US 301 and CR 124. The applicant has provided a Traffic Impact Analysis exemption approved by Sumter County Public Works, as the project will generate less than 50 trips per day.

Potable Water & Sewer: The subject properties are in an infill demand service area according to the 2024 Utility Master Plan. City water and sewer are available to the subject property. The applicant has entered into a Developer's Agreement with the city allocating 1.25 ERUs of projected wastewater capacity from parcel D29A023 to D29A022.

Schools: The industrial development will not generate any school-age children.

The applicant is seeking approval of Ordinance Number O2025-60.



Alex Lammers, Planners I
Development Services

ORDINANCE NO. O2025-60

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel D29A022
Christopher B. Williams & Tracy B. Williams
2.57 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24, BLOCK "L", MARLBORO GARGENS, AS RECORDED IN PLAT BOOK 1, PAGE 100 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE WEST ONE HALF OF HAMPTON STREET ADJACENT TO LOTS 1 AND 13, BLOCK "L", VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE 555, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS THAT PORTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PARCEL 115, AS RECORDED IN OFFICIAL RECORDS BOOK 2971, PAGE 157, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ALONG THE NORTH SIDE THEREOF. ALSO LESS ROAD RIGHT OF WAY FOR U.S. HIGHWAY 301.

ALL BEING SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Industrial (Sumter County) to Industrial (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said ordinance.

SECTION 4. This ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER’S ERROR. The city attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

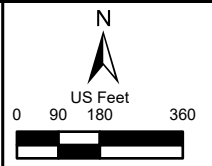
Second Reading: _____

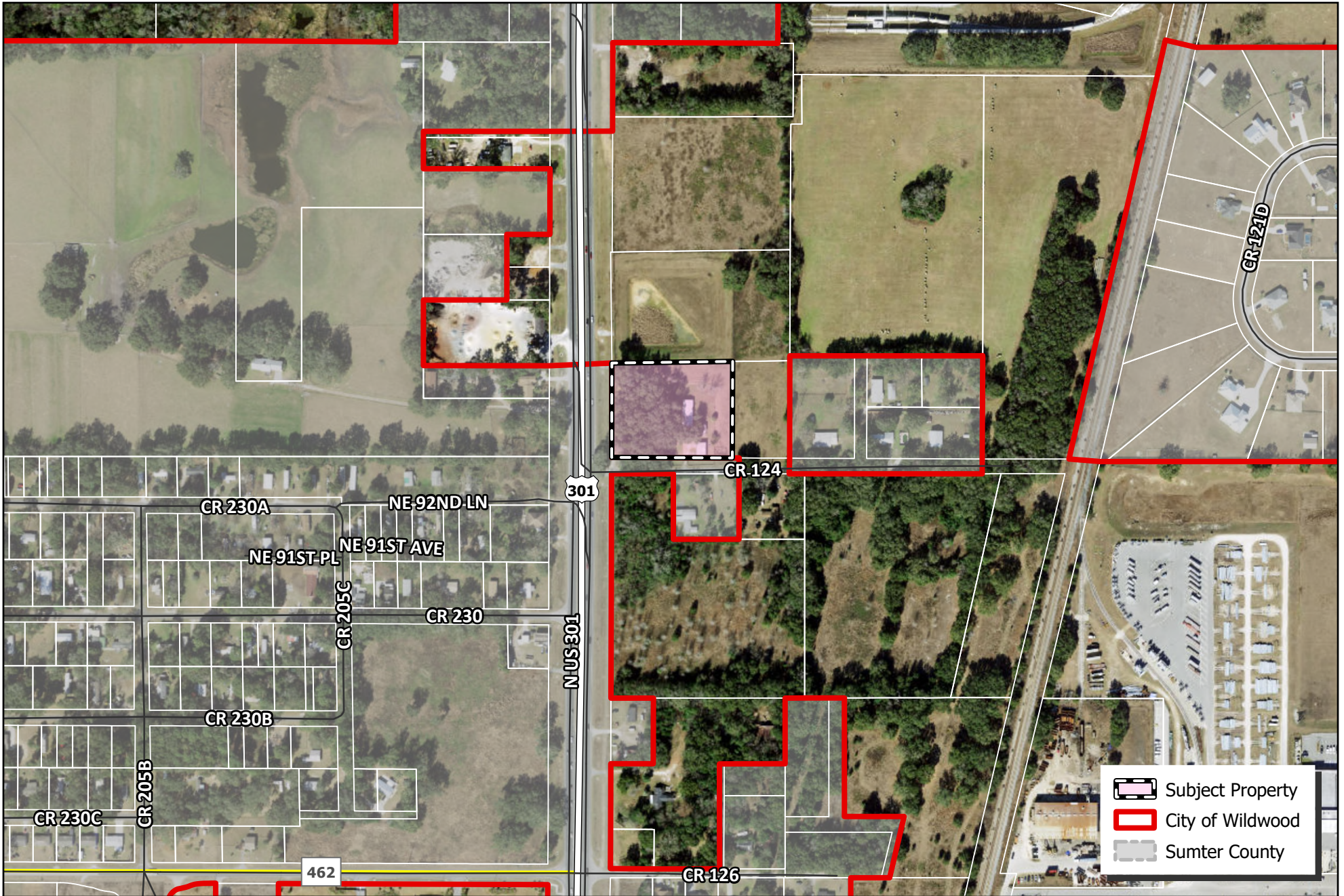
Approved as to form:

City Attorney

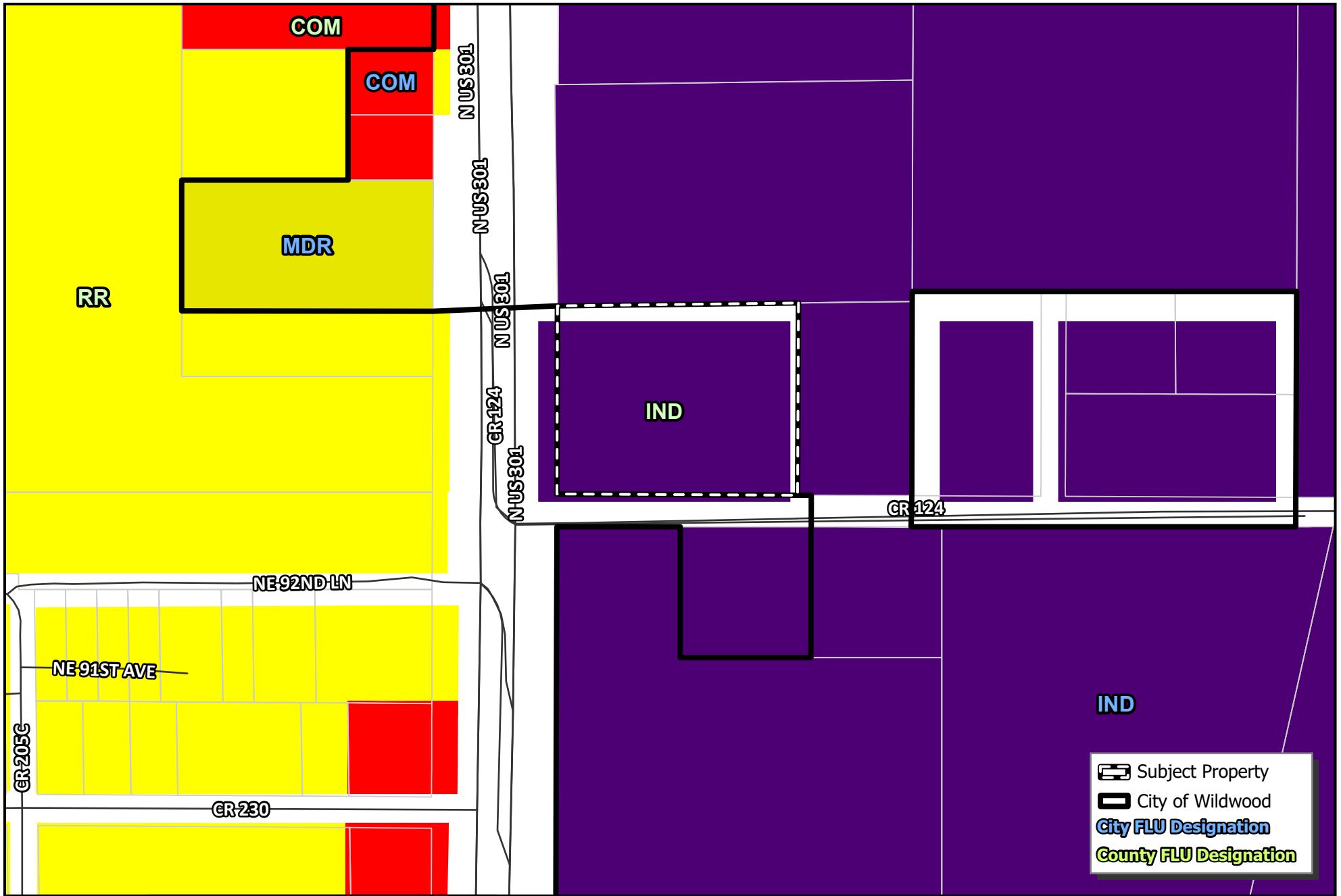
EXHIBIT A

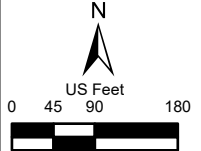


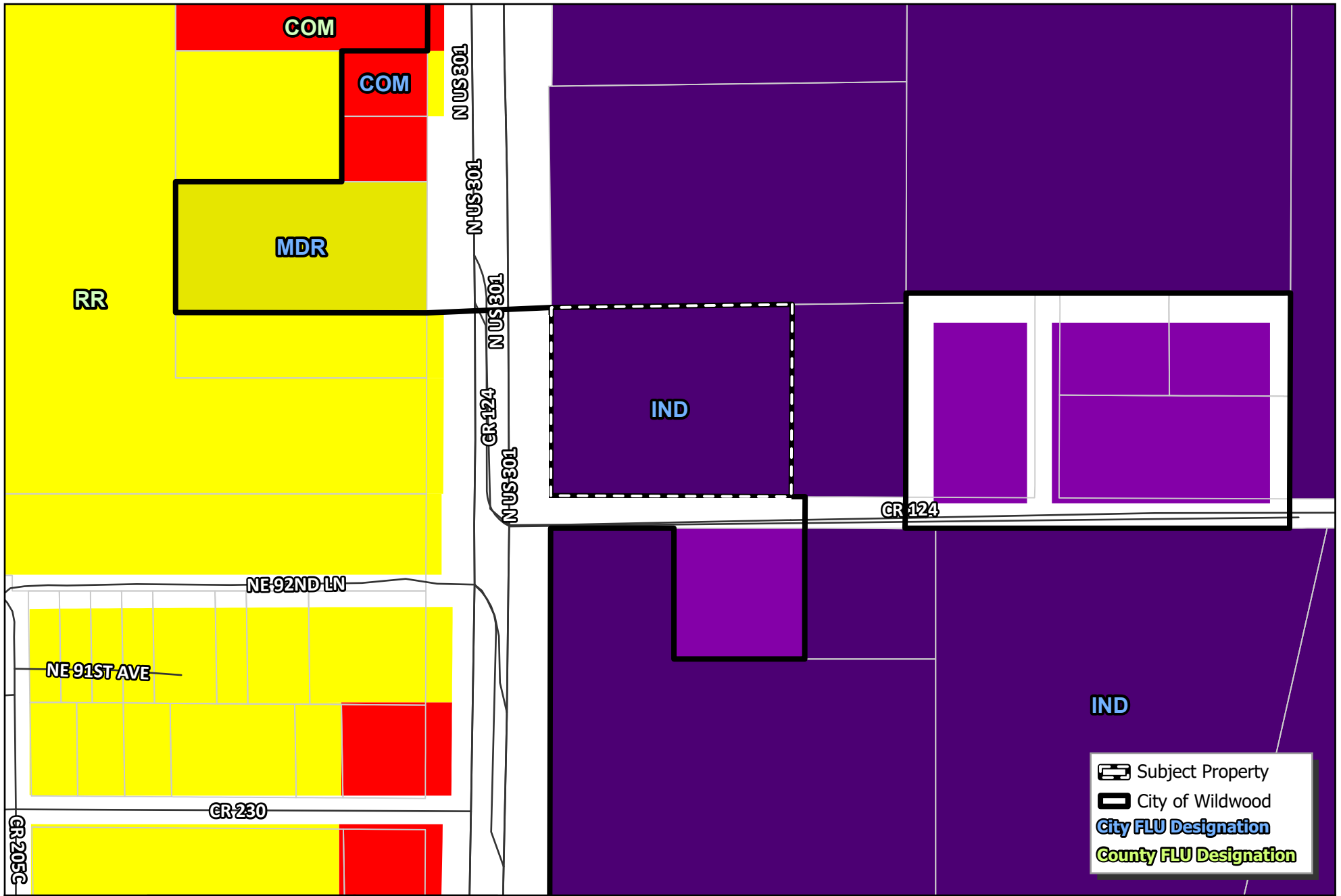
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		#A25-3783 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 1A LOCATION MAP SEP 2025
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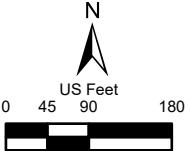


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 95 190 380	#A25-3783 SON LIFE LAWN & LANDSCAPING, INC PARCEL D29A022	MAP 1B LOCATION MAP SEP 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	#A25-3783 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 2A
				EXISTING LAND USE
				SEP 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	#A25-3783 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 2B PROPOSED LAND USE SEP 2025
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-60

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

VIA UPLOAD
September 2025

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785



RE: **Son Life Landscape – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the 2,400 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	26	13	13
Weekday AM Peak Hour	1.52 trips / 1,000 SF	4	3	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	3	1	2

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts
Tyler Counts, P.E.,

Land Use: 710

General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

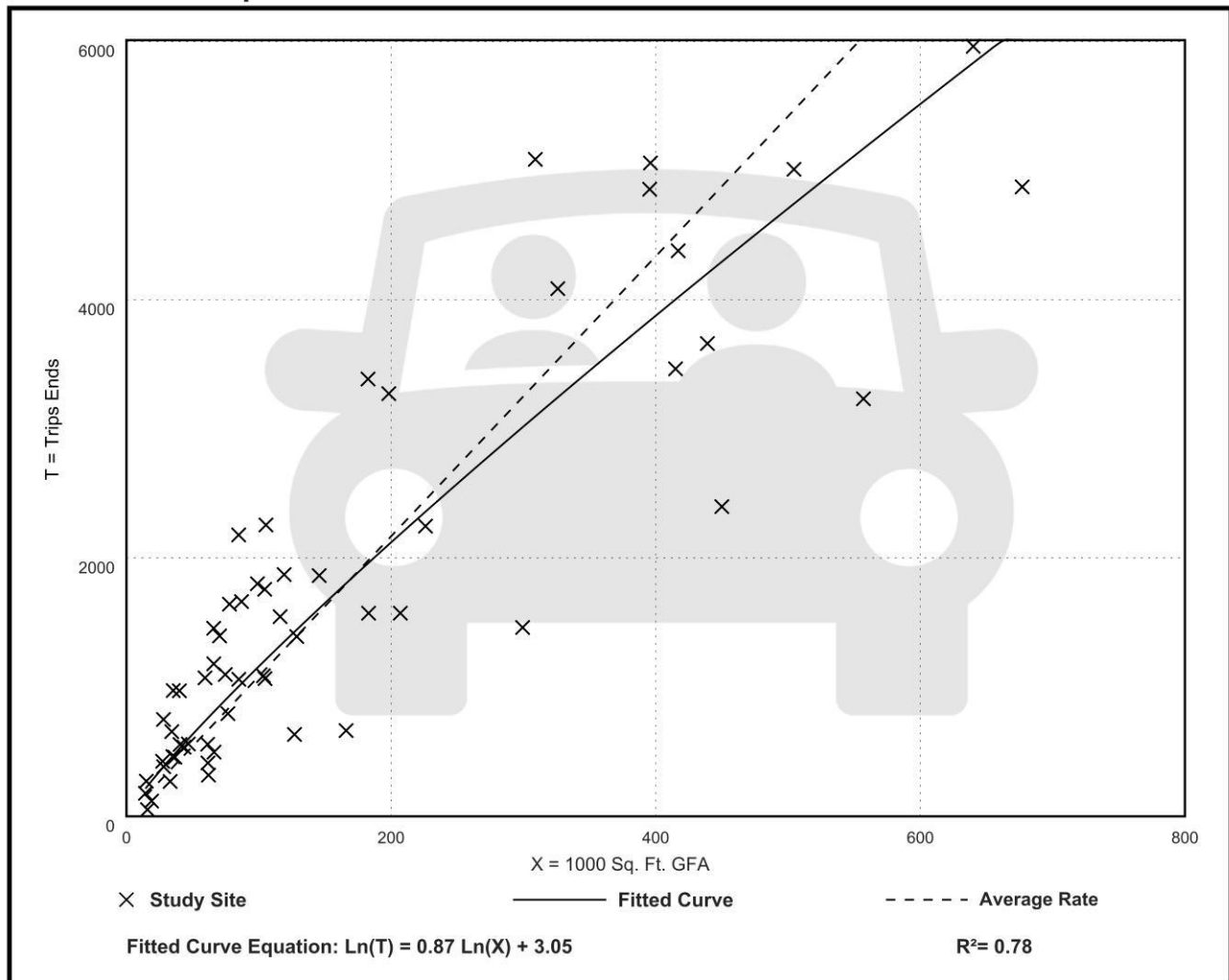
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

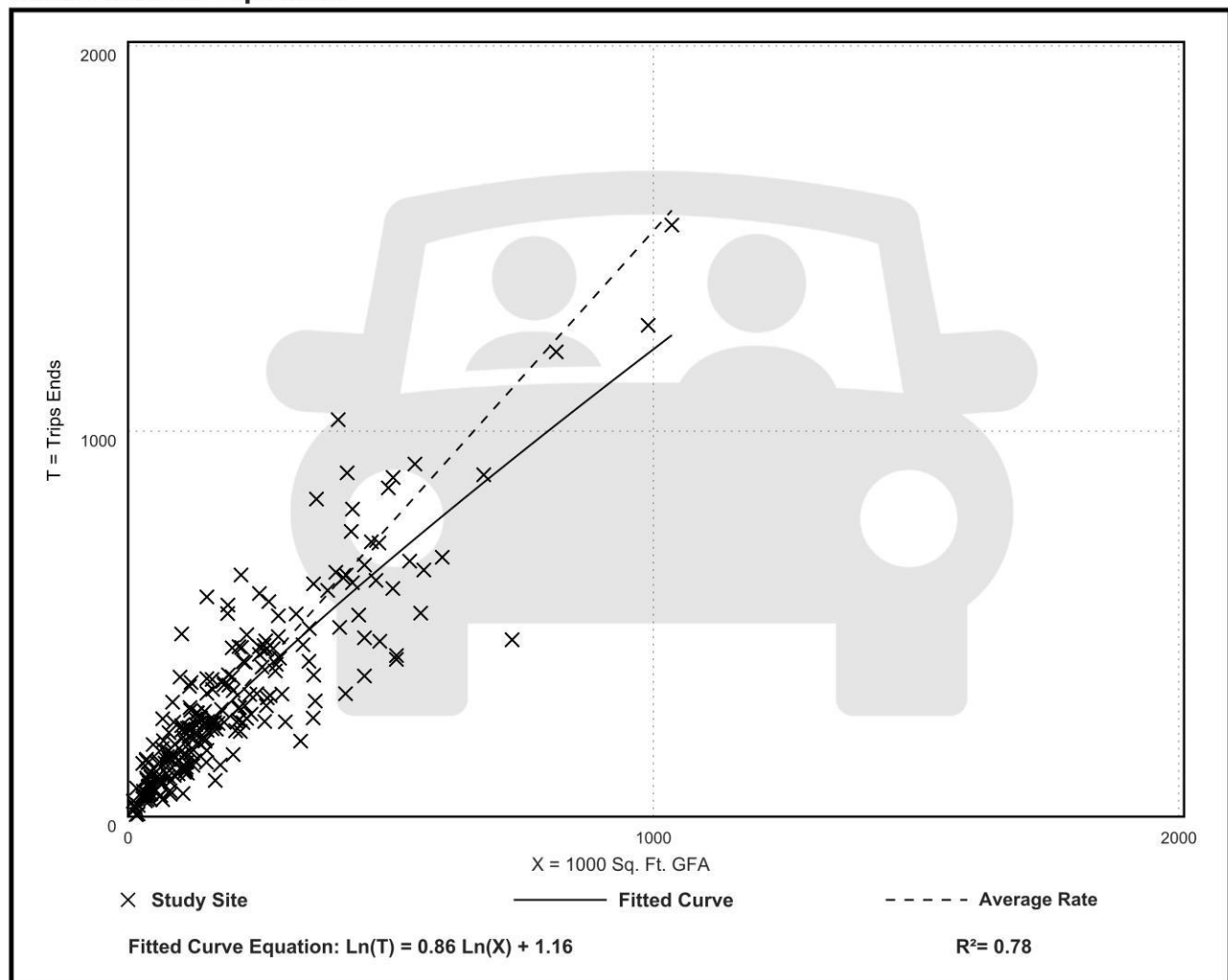
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

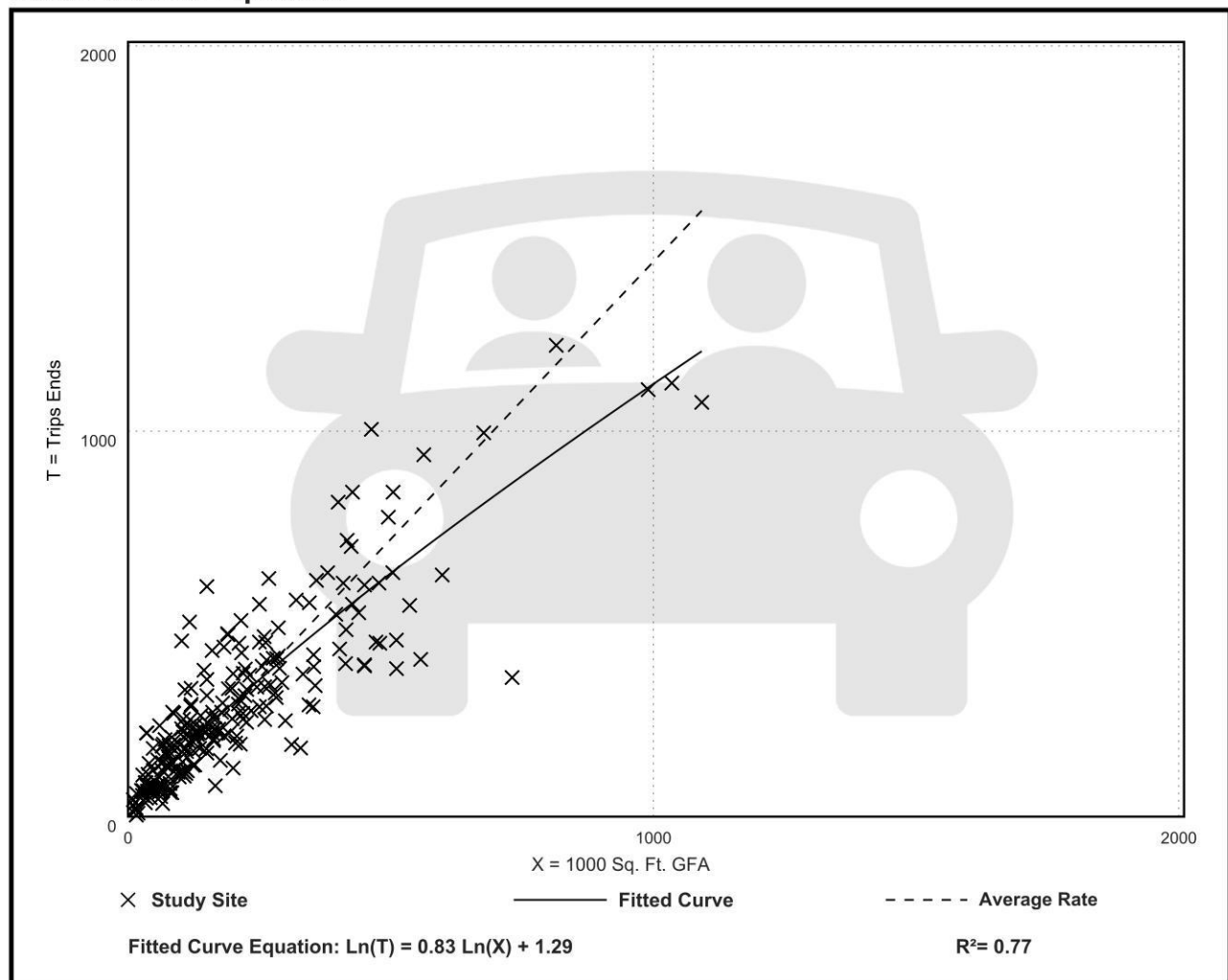
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, November 4th, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Industrial (Sumter County) to Industrial (City) on 2.57 acres MOL. The subject property is generally located at the northeast corner of the intersection of US 301 and CR 124.

Case Number: A25-3783 Son Life Lawn & Landscaping
Applicant(s): Son Life Lawn & Landscaping, Inc.
Owner(s): Christopher B. Williams & Tracy B. Williams
Parcel(s): D29A022

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

☐ recommends other: _____

Dated: November 4th, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Wildwood Country Resort Rezoning

REQUESTED ACTION: The City of Wildwood's Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number(s)	A25-3484 - 5396 Columbus Circle A25-3605 - 5527 Columbus Circle A25-3630 - 5590 Hancock Drive A25-3692 - 5252 Lexington Circle A25-3713 - 5175 Oxford Court
Ordinance Number	O2025-59
Owner(s)/Applicant(s)	Vaughn and Cheryl Harris Christopher and Karen Upton Steven Titus Barbara Deupree Jackie and Judy Kyle
Property Location	The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood Country Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivision.
Parcel(s)	G16A010, G16A207, G16A106, G16EC051, & G16EC038
Date	December 1, 2025

The applicants are seeking approval from the City Commission for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for the parcels listed above on a total of 0.83 acres MOL. This request is accompanied by five (5) small-scale comprehensive plan amendment requests tied to ordinance number O2025-58.

ANALYSIS: The applicants/owners seek to be represented by the City of Wildwood Commissioners. There is one existing manufactured home in each of the five parcels proposed under this amendment (no new development).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to MHP should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. the City's zoning map shall be consistent with the Wildwood FLUM. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning to MHP is compatible with the current zoning in this area, being residential, and the existing character of the subdivisions within this community. The community exhibits a mix of manufactured homes and single-family residences.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: All five parcels have manufactured homes, and each could contribute 0.286 school-aged children, with a total of 1.43 school-aged children, based on the Marion County Public School Metrics per dwelling unit.

Potable Water & Sewer: There is an 8-inch water and sewer line servicing the subdivision(s), in which all five parcels are connected.

Streets: Access to the Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road. Streets within the subdivisions are privately owned and maintained.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The subject parcels are located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the current use of the properties to bring the properties into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the five parcels are within an already platted subdivision in which the trips have already been accounted for. For a single-family residence, it's expected to generate up to 10 daily trips.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD (County) & MHP (City)
SOUTH	RPUD (County)
EAST	RPUD (County)
WEST	RPUD (County)

If the rezoning is approved, no changes are expected to be made. All applicants intend to keep the existing manufactured homes which are permitted within the proposed zoning district.



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2025-59

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G16A010

Vaughn R. Harris and Cheryl M. Harris, Trustees of The Harris Family Trust

0.14 +/-

LOT(S) 10, BLOCK A, HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

Parcel G16A106

Steven A. Titus

0.25 +/-

LOT 6, BLOCK "B" HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16A207

Christopher and Karen Upton

0.20 +/-

LOT 7, BLOCK C, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 AND 57A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC038
Jackie R. Kyle and Judy A. Kyle
0.12 +/-

LOT 38, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel G16EC051
Barbara Deupree
0.12 +/-

LOT 51, BLOCK C, HERITAGE WOOD'N LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

These properties are to be reclassified from RPUD (Sumter County) to MHP (City of Wildwood).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said ordinance.

SECTION 4. This ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

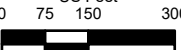
Second Reading: _____

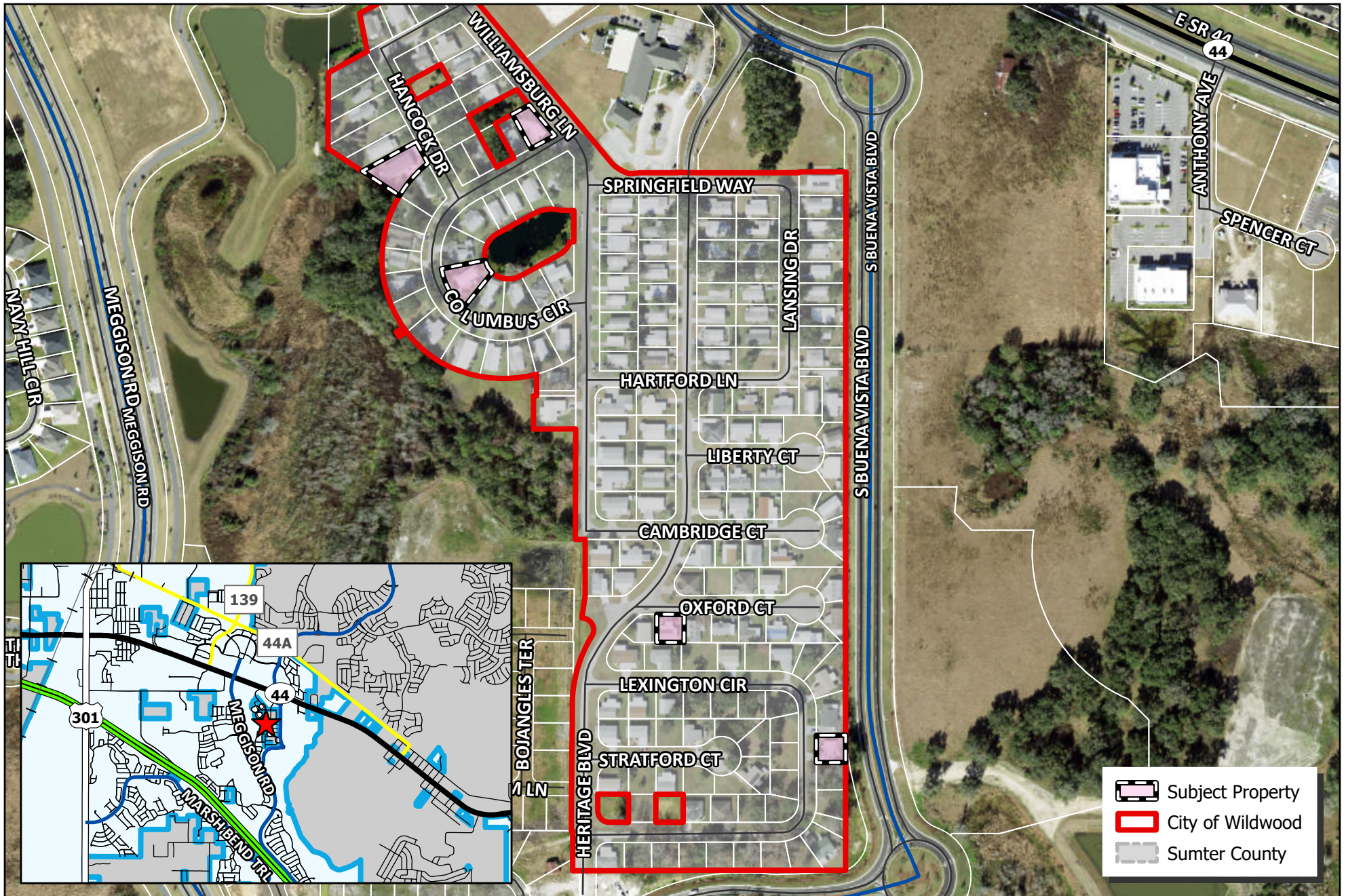
Approved as to form:

City Attorney

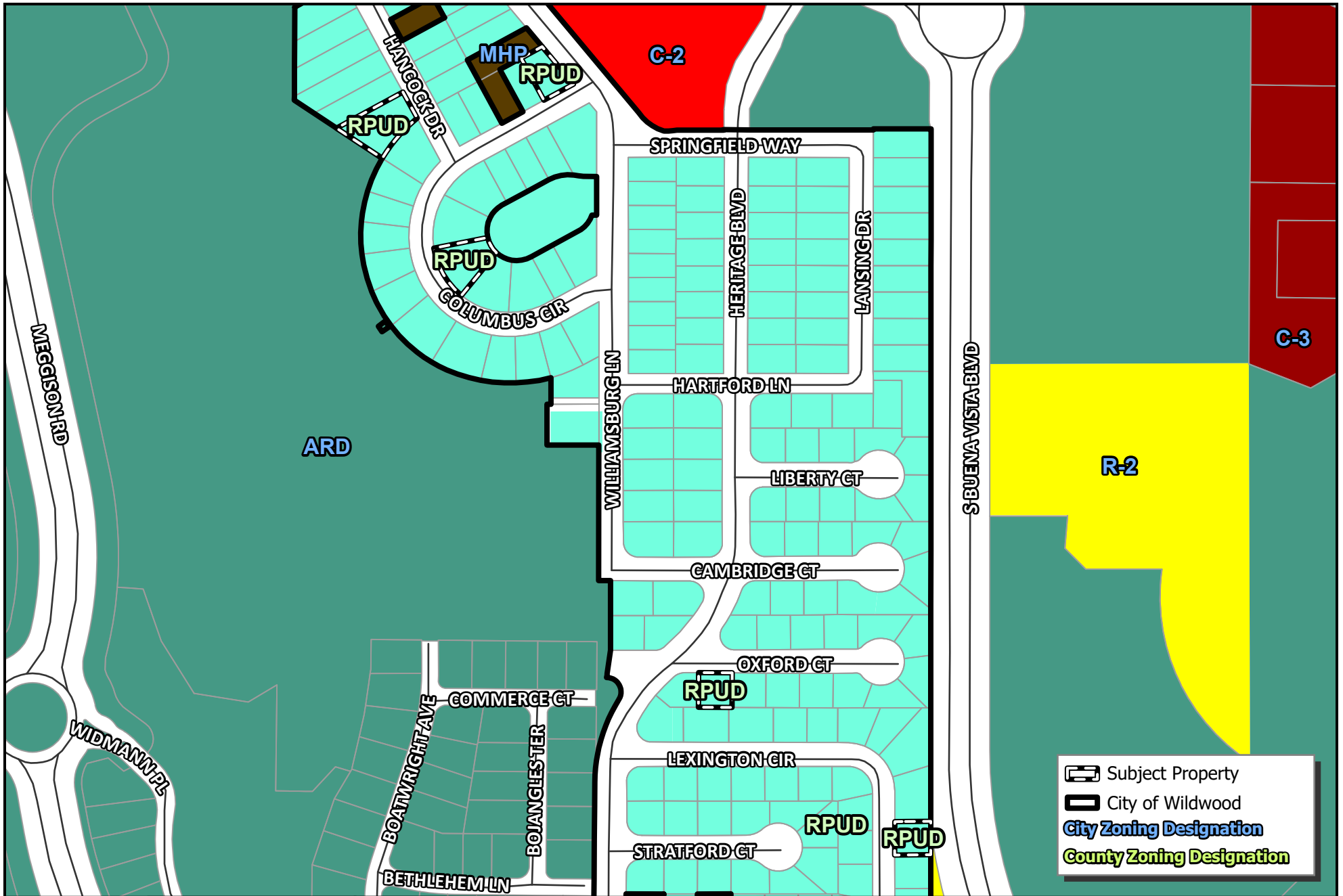
EXHIBIT A



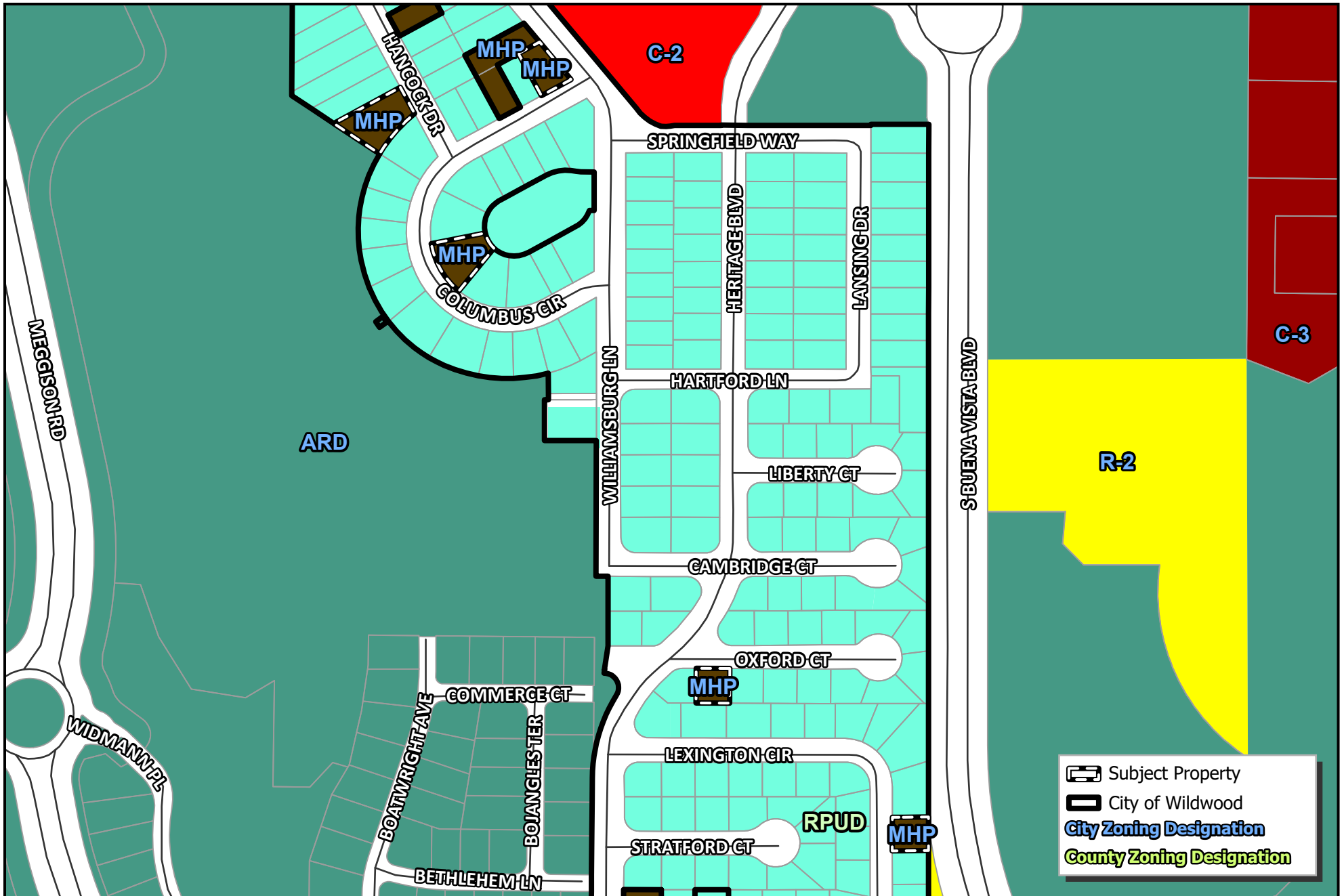
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300 	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1A LOCATION MAP OCT 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 60 120 240	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 3A EXISTING ZONING OCT 2025
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Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation

WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 60 120 240	#A25-3486, #A25-3606, #A25-3631, #A25-3693 & #A25-3837 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 3B PROPOSED ZONING OCT 2025
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-59

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 4, 2025, by the Special Magistrate. The applicants seek a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) on 0.83 acres MOL. The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood Country Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivision.

Case Numbers: A25-3484 - 5396 Columbus Circle
A25-3605 - 5527 Columbus Circle
A25-3630 - 5590 Hancock Drive
A25-3692 - 5252 Lexington Circle
A25-3713 - 5175 Oxford Court

Applicants/Owners: Vaughn and Cheryl Harris
Christopher and Karen Upton
Steven Titus
Barbara Deupree
Jackie and Judy Kyle

Parcels: G16A010, G16A106, G16A207, G16EC038, & G16EC051

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

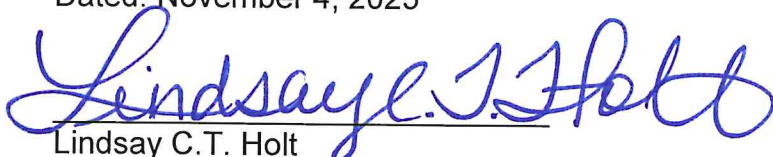
☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

☐ recommends other: _____

Dated: November 4, 2025



Lindsay C.T. Holt
Special Magistrate City of Wildwood

The following five parcels have been submitted for a small-scale comprehensive plan and rezoning application for the city land use and zoning of Mobile Home Park (MHP).

5396 Columbus Circle (G16A010)

5527 Columbus Circle (G16A207)

5590 Hancock Drive (G16A106)

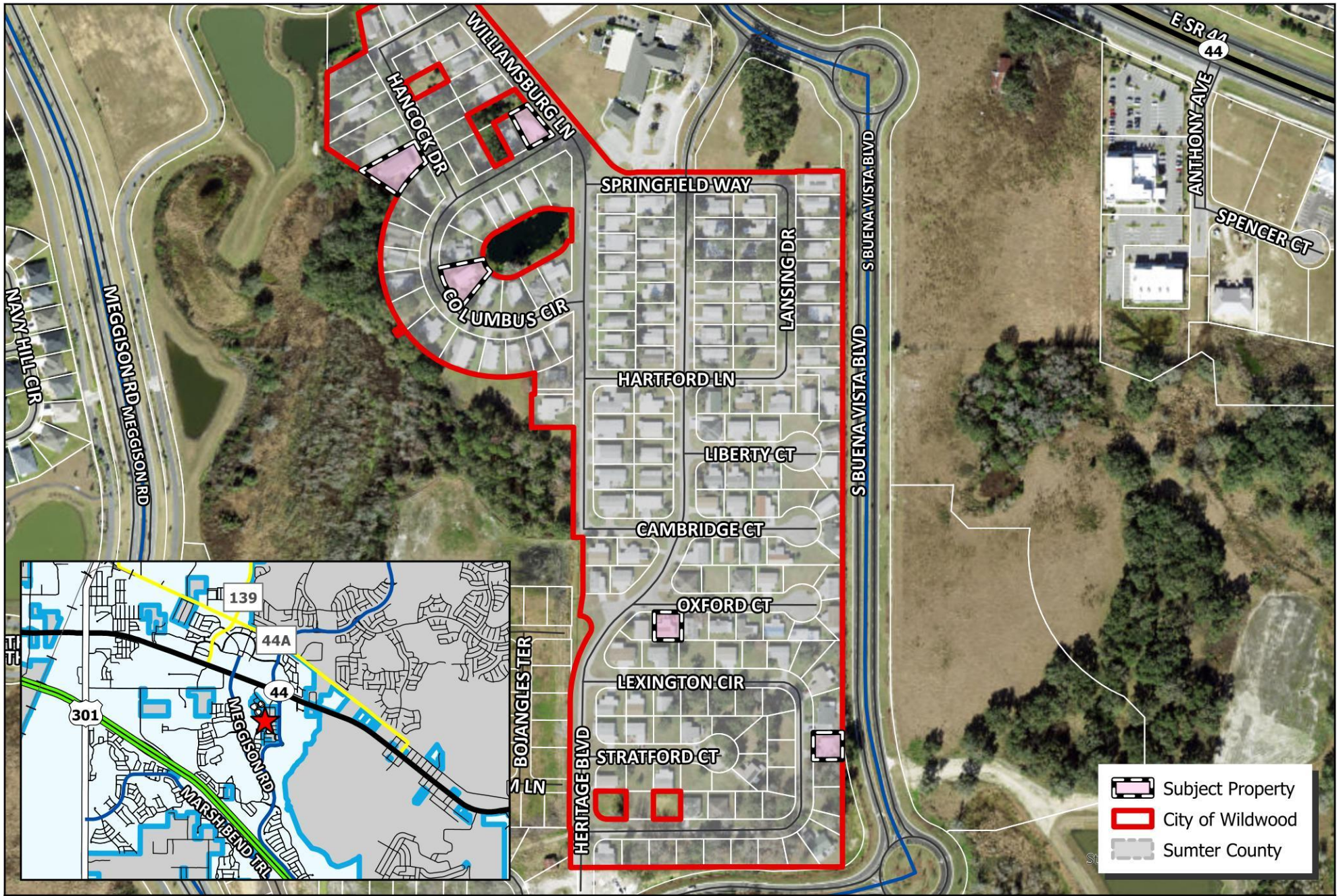
5252 Lexington Circle (G16EC051)

5175 Oxford Court (G16EC038)

**Map of parcel locations can be found on the second page.

Each parcel currently has one manufactured home on the property. This produces up to 10 trips per day for each parcel with a total of 50 trips per day, all within an already platted subdivision. Applicants would like to request a TIA exemption.





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 75 150 300	#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713 WILDWOOD COUNTRY RESORT PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051	MAP 1B LOCATION MAP OCT 2025
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

REQUESTED ACTION: The City of Wildwood's Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-3784
Ordinance Number	O2025-61
Owner(s)	Christopher B. Williams & Tracy B. Williams
Applicant(s)	Son Life Lawn & Landscaping
Property Location	The property is generally located at the northeast corner of the intersection of US 301 and CR 124.
Parcel Number(s)	D29A022
Date	12/1/2025

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County) to M-1 (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3783 (O2025-60).

ANALYSIS: The applicant is proposing to convert the existing home into an office for Son Life Lawn & Landscaping, Inc. Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the zoning change to M-1 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to M-1 is consistent with the proposed Future Land Use Map designation of Industrial (IND) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is industrial and residential in nature along the proximity of US Hwy 301. The proposed M-1 zoning designation will serve as a transition in this area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The industrial development will not generate any school-age children.

Potable Water & Sewer: Utilities are available to the site on the west side of N US 301. The subject property is in an infill demand service area according to the 2024 Utility Master Plan. City water and sewer are available to the subject property. The applicant has entered into a Developer's Agreement with the city, transferring ERUs from parcel D29A023 to D29A022.

Streets: The property has access off N US 301 and CR 124. The applicant has provided a Traffic Impact Analysis (TIA) exemption approved by Sumter County Public Works, as the proposed office will generate less than 50 trips per day.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

A mixed development pattern is necessary to serve the needs of the local community. Because the applicant intends to use the existing single-family residence structure as a business, the proposed amendment is necessary to accommodate the proposed use and remain consistent with the proposed future land use.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The applicant has provided the Traffic Impact Analysis (TIA) exemption approved by Sumter County Public Works. The exemption has been approved due to the proposed office use generating less than 50 trips per day.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	M-1 (City)
SOUTH	ROW CR 124 & M-1 (City) & RR1C (Sumter County)
EAST	M-1 (City)
WEST	ROW HWY 301 & A10C & RR1C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The applicant is seeking approval by the City Commission for O2025-61, subject to the approval of O2025-60, which establishes a future land use appropriate for the proposed zoning.

Special Magistrate recommends approval of O2025-61.

A handwritten signature in cursive script, appearing to read 'Alex Lammers'.

Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-61

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D29A022
Christopher B. Williams & Tracy B. Williams
2.57 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24, BLOCK "L", MARLBORO GARGENS, AS RECORDED IN PLAT BOOK 1, PAGE 100 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE WEST ONE HALF OF HAMPTON STREET ADJACENT TO LOTS 1 AND 13, BLOCK "L", VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE 555, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS THAT PORTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PARCEL 115, AS RECORDED IN OFFICIAL RECORDS BOOK 2971, PAGE 157, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ALONG THE NORTH SIDE THEREOF. ALSO LESS ROAD RIGHT OF WAY FOR U.S. HIGHWAY 301.

ALL BEING SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from CN and RR5C (Sumter County) to M-1 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment

to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said ordinance.

SECTION 4. This ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this ____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

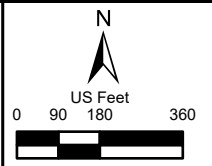
Second Reading: _____

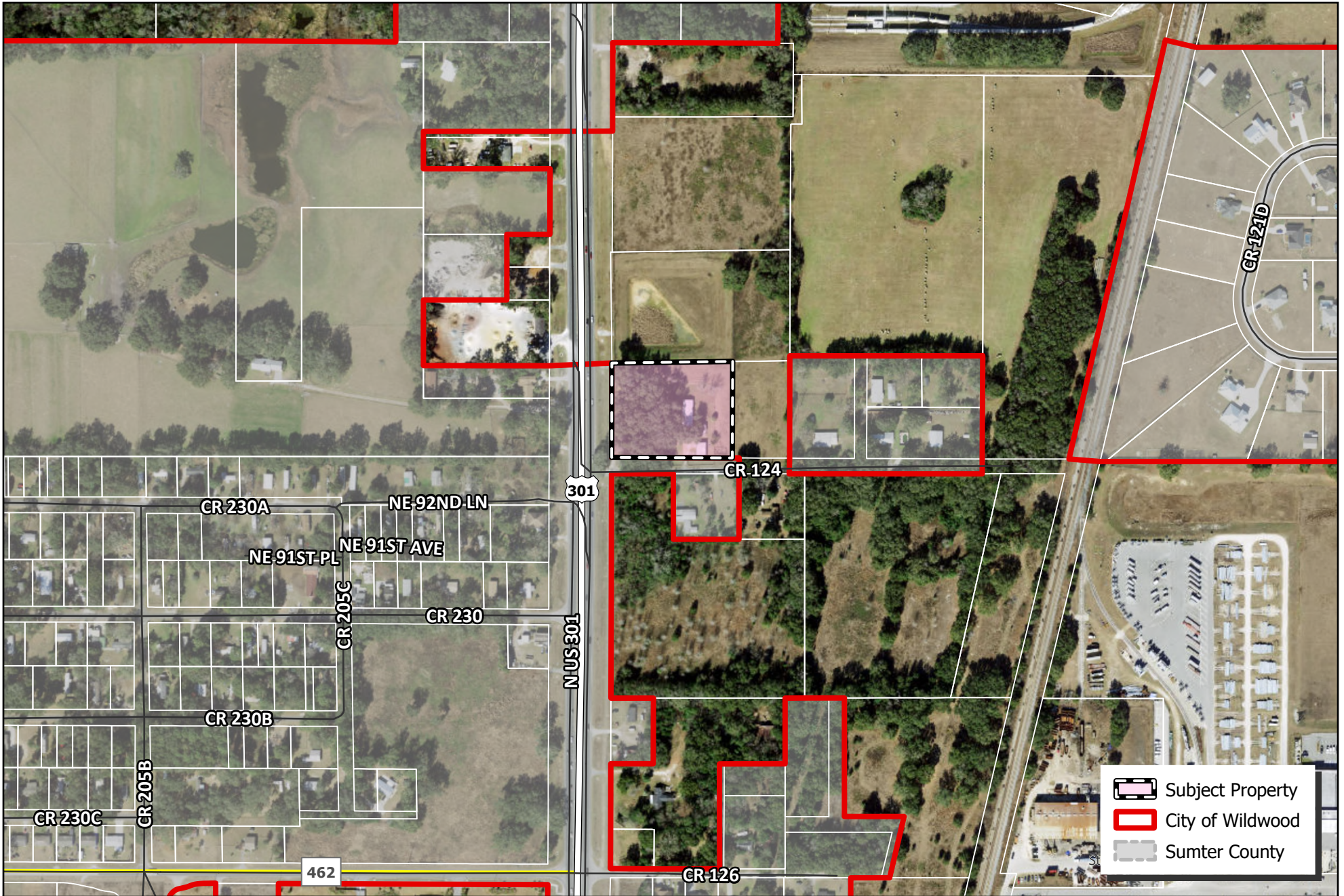
Approved as to form:

City Attorney

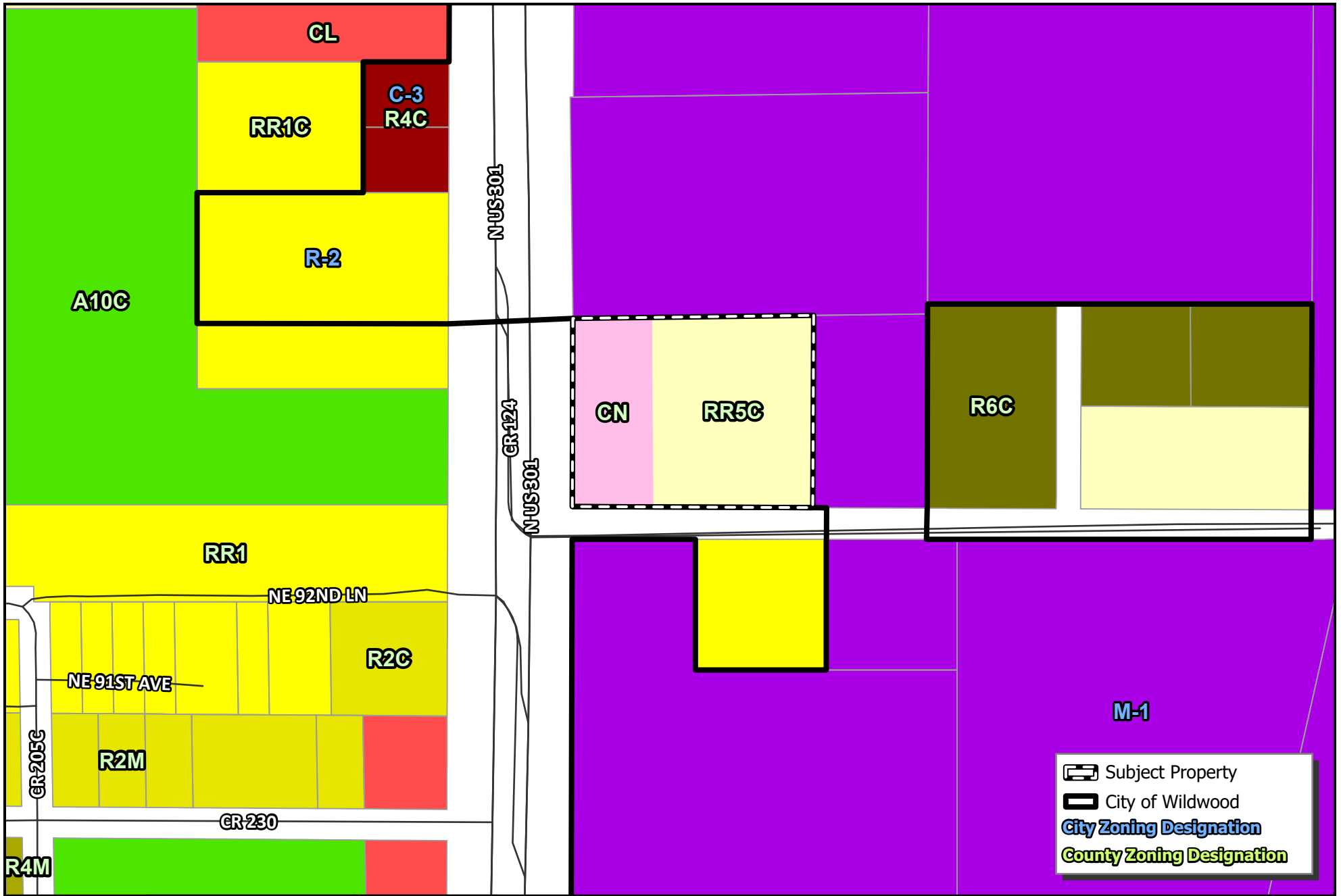
EXHIBIT A



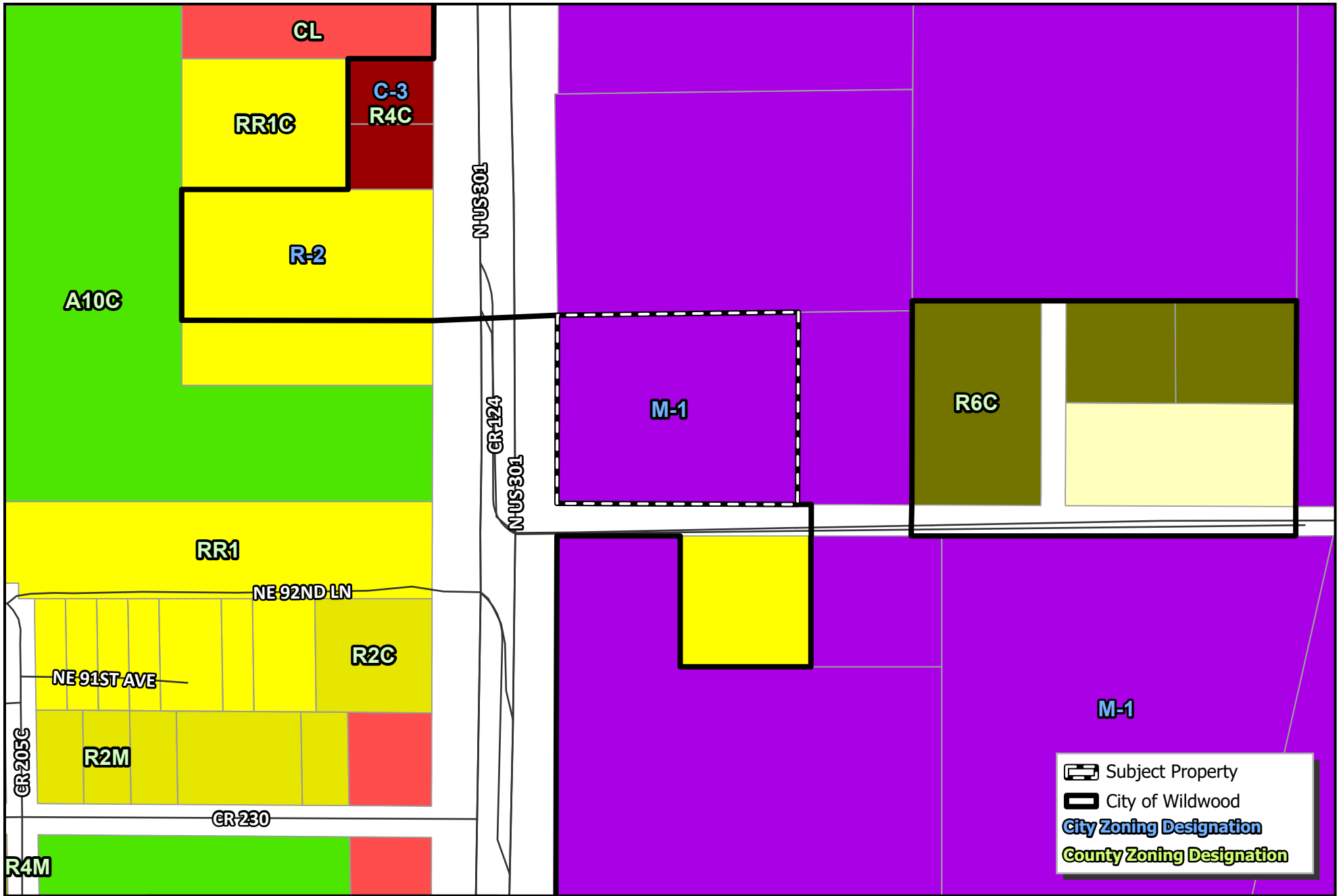
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	#A25-3784 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 1A LOCATION MAP SEP 2025
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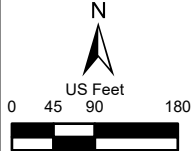


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 95 190 380	#A25-3784 SON LIFE LAWN & LANDSCAPING, INC PARCEL D29A022	MAP 1B LOCATION MAP SEP 2025
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Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	#A25-3784 SON LIFE LAWN & LANDSCAPING, INC. PARCEL D29A022	MAP 3B
				PROPOSED ZONING
				SEP 2025



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-61

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

VIA UPLOAD
September 2025

Mr. Matthew Tadlock
Sumter County Development Services
7375 Powell Road Suite 115
Wildwood, FL 34785



RE: **Son Life Landscape – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the 2,400 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	26	13	13
Weekday AM Peak Hour	1.52 trips / 1,000 SF	4	3	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	3	1	2

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,
CLYMER, FARNER, BARLEY, Inc.

Tyler Counts
Tyler Counts, P.E.,

Land Use: 710

General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN), Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 59

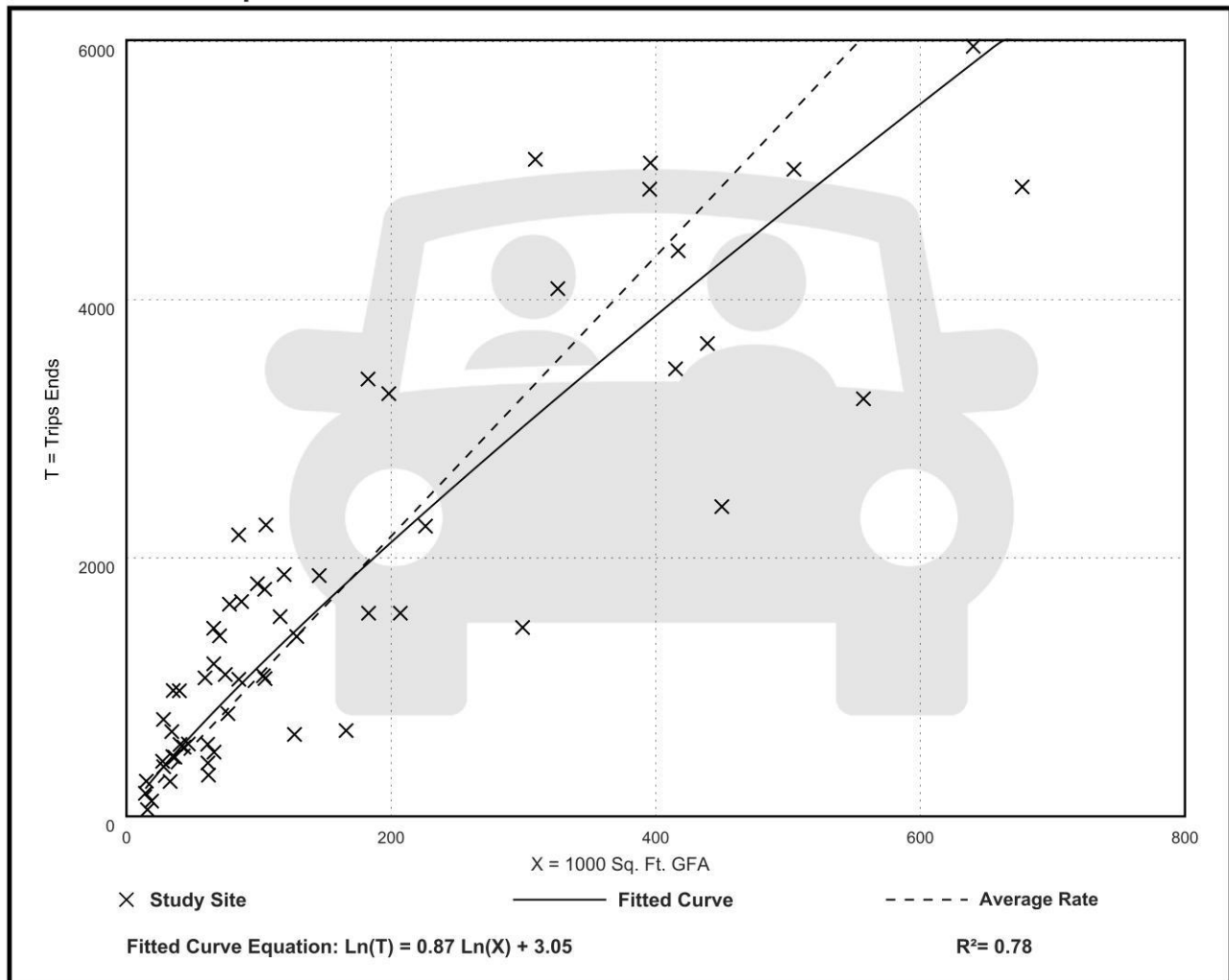
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

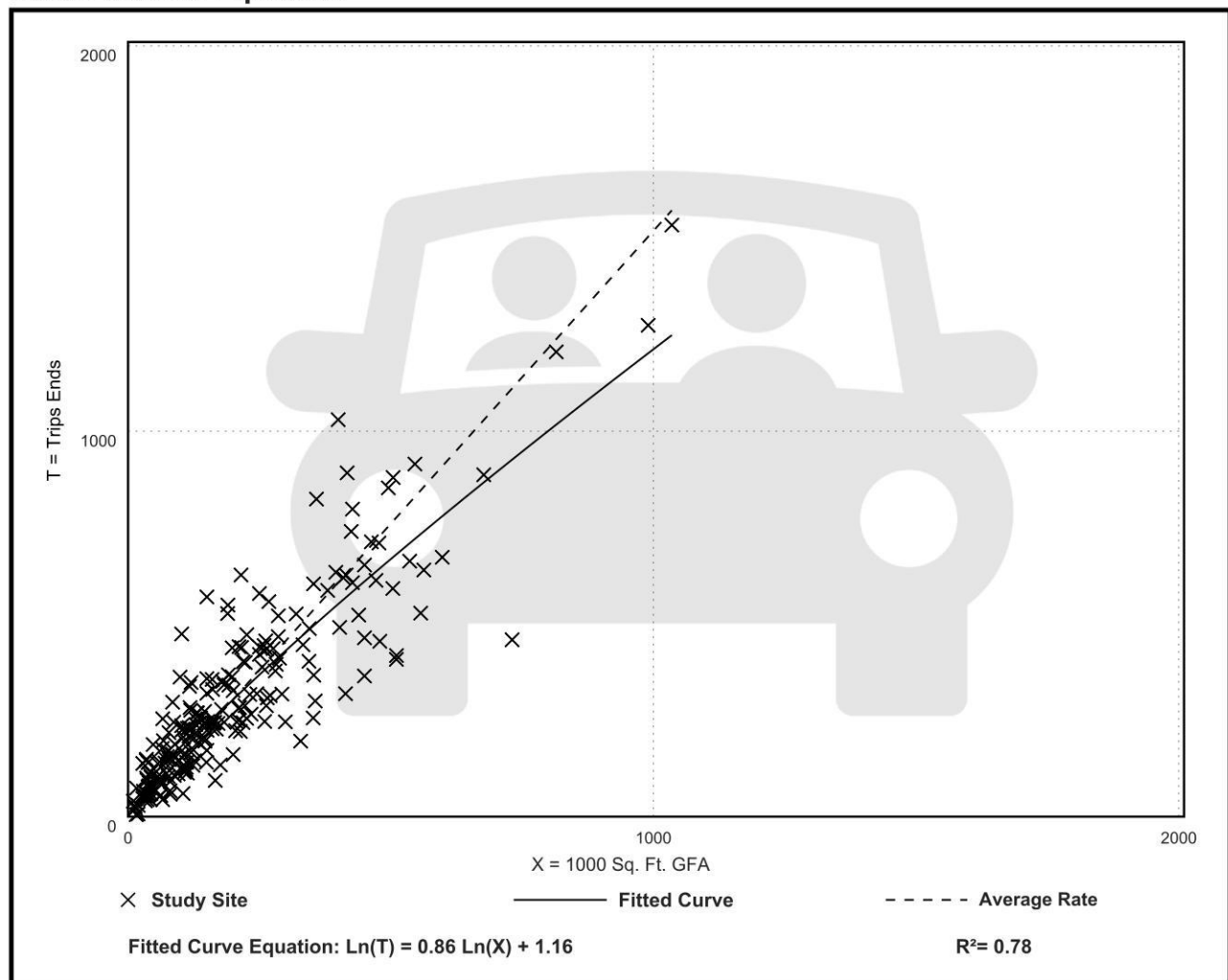
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

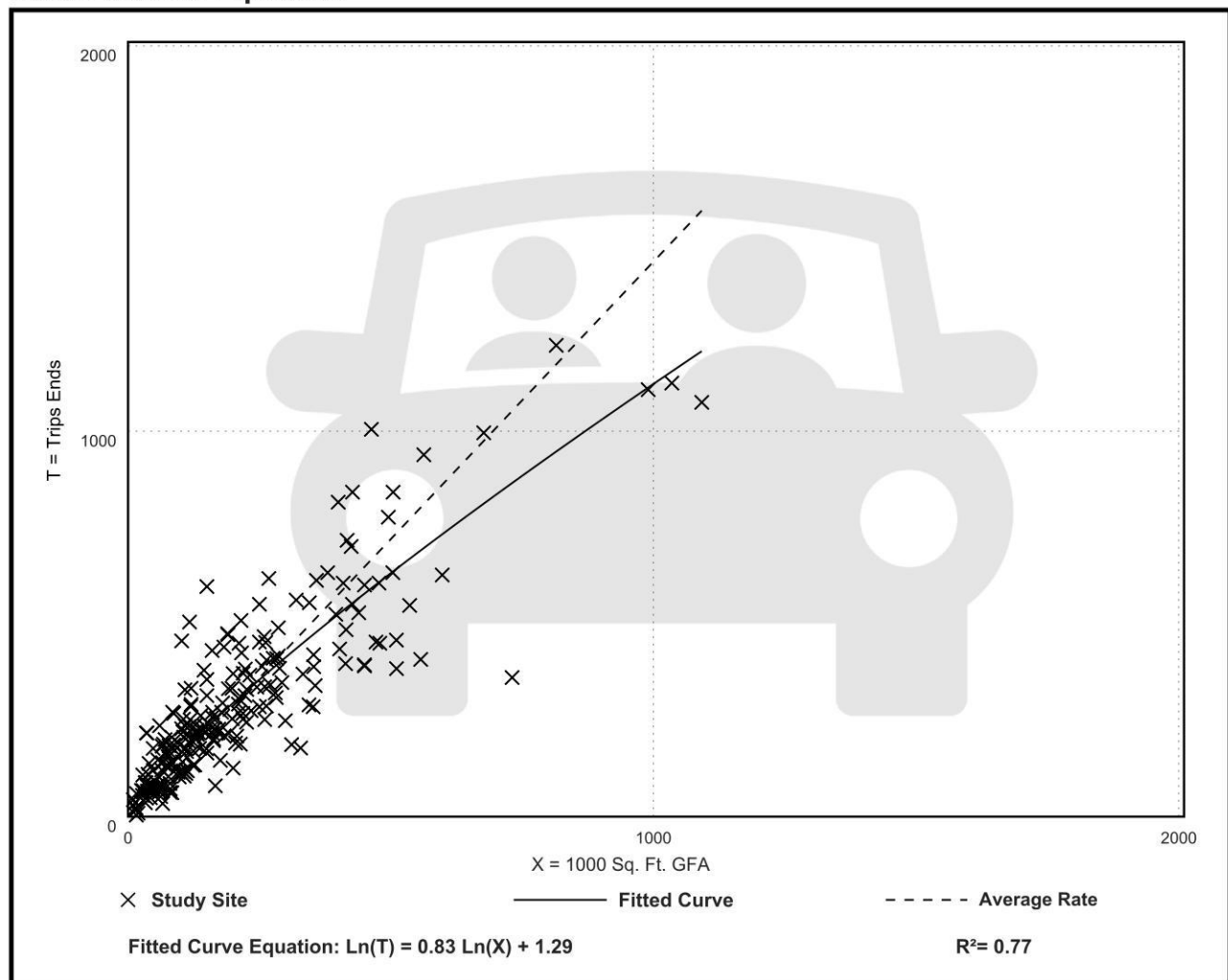
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, November 4th, 2025, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CN and RR5C (Sumter County) to M-1 (City) on 2.57 acres MOL. The subject property is generally located at the northeast corner of the intersection of US 301 and CR 124.

Case Number: A25-3784 Son Life Lawn & Landscaping
Applicant(s): Son Life Lawn & Landscaping, Inc.
Owner(s): Christopher B. Williams & Tracy B. Williams
Parcel(s): D29A022

Under Land Development Regulation (LDR) § 1.7(B)(2), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 3.3(C)(4), the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

☐ recommends other: _____

Dated: November 4th, 2025


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: A25-3154 - AN - Fannie Mae

REQUESTED ACTION: Staff recommends approval of Ordinance O2025-44.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Chris Clemans, on behalf of the owner, Federal National Mortgage Association, has submitted a voluntary annexation application for parcel G22A15A05. The property to be annexed totals 0.20 acres MOL and is located on Robin Rd, approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd.

Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

City water and sewer are available to the subject property. The applicant will work with the City Utilities department to connect to water and sewer services.

Staff recommends approval of Ordinance O2025-44.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2025-44

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.20 ACRES LOCATED ON ROBIN RD, APPROXIMATELY 0.03 MILES EAST OF THE INTERSECTION OF HESTER TRAIL AND ROBIN RD, IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located on Robin Rd, approximately 0.03 miles east of the intersection of Hester trail and robin rd., to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Federal National Mortgage Association, is more particularly described as follows:

Parcel G22A15A05
Federal National Mortgage Association
Acres 0.20+/-

LEGAL DESCRIPTION

LOT 5, BLOCK 15A, CONTINENTAL CAMPERS RESORTS, INC., SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 52, 52A THROUGH 52H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SECTION 2. All of the above-described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above-described annexed property shall be subject to the laws and ordinances of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this ordinance. The location map identifying the property to be annexed are attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This ordinance shall take effect upon final approval by the City Commission.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

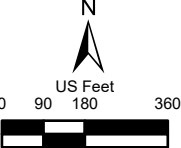
Second Reading: _____

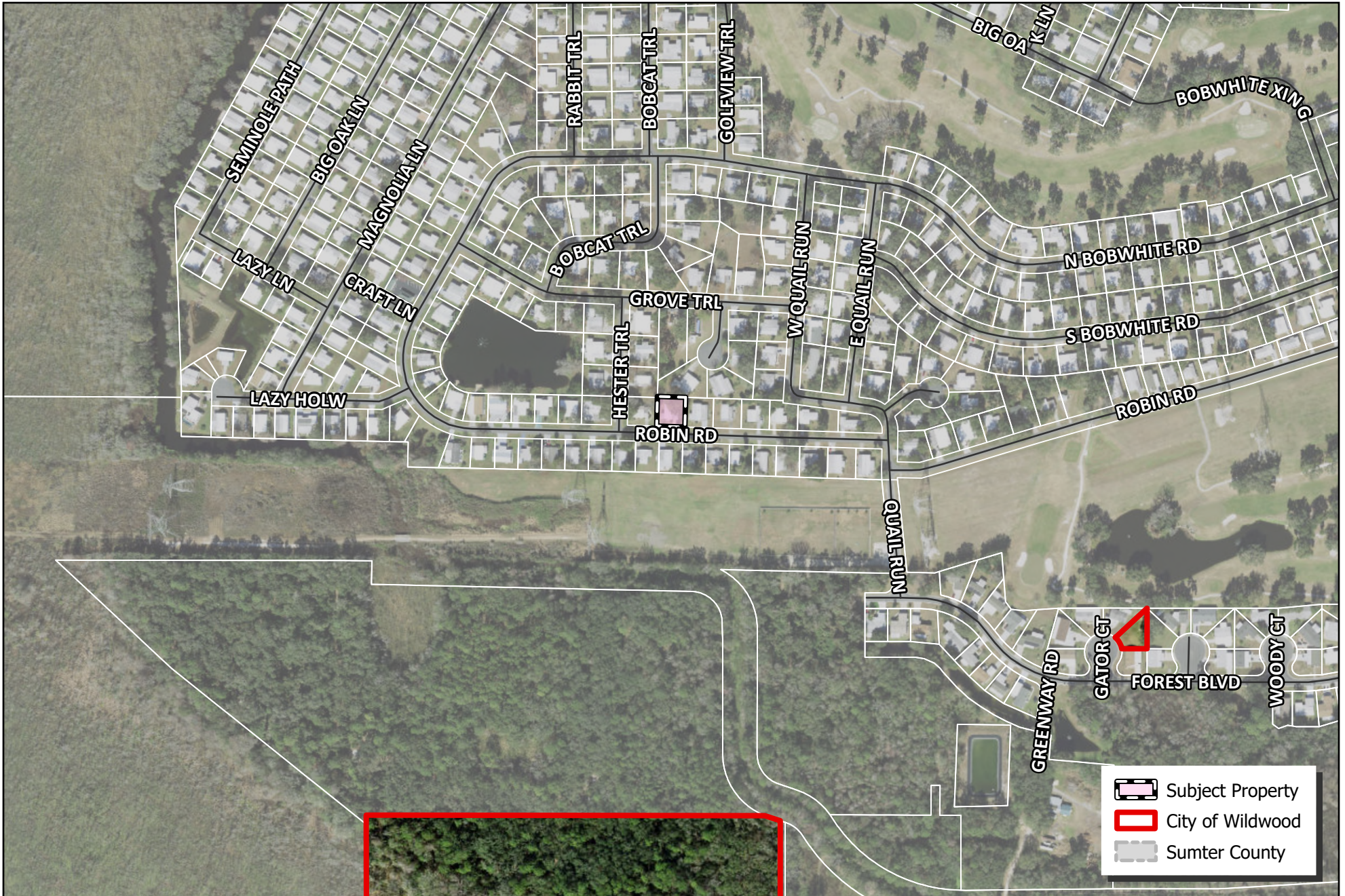
Approved as to form:

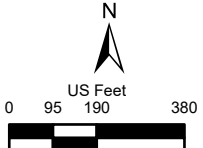
City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	#A25-3154 FANNIE MAE PARCEL G22A15A05	MAP 1A LOCATION MAP AUG 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#A25-3154 FANNIE MAE PARCEL G22A15A05	MAP 1B LOCATION MAP AUG 2025
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1" = 20'
(IN FEET)

Page 259 of 526



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-44

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Process to Fill Commission Seat Vacancy

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached resolution has been crafted to memorialize the process to fill the current vacancy on the City Commission as a result of the City Commission's deliberation of the same during a Special Called meeting on December 1, 2025.

RESOLUTION NO. R2025-40

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, ADOPTING CERTAIN RULES OF CONDUCT AND PROCEDURE FOR CITY COMMISSION MEETINGS WHEREIN A NEW COMMISSIONER IS APPOINTED UNDER SECTION 3-7.5.C. OF THE CITY'S CHARTER; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on November 16, 2025, Commissioner Pamela Harris-Bivins submitted her resignation from the City Commission of the City of Wildwood, Florida; and,

WHEREAS, Section 3-7.5.c. of the City's Charter states as follows: If, for any reason other than recall, a vacancy occurs in the office of any City Commission seat within the last two (2) years of a term, the office shall be filled by appointment within thirty (30) days following the occurrence of such vacancy by a majority vote of the remaining Commission Members. Such appointments shall last until the next regularly scheduled election, at which time the seat shall be declared open and an election held for the regular four-year term; and,

WHEREAS, the City posted a Notice of Position Vacancy and City of Wildwood, City Commission Vacancy Application on the City's website on November 25, 2025, seeking applicants to fill the current vacancy; and,

WHEREAS, Applicants have until 5:00 pm on December 9, 2025, to submit their applications; and,

WHEREAS, on December 1, 2025 the City Commission met to review and determine the appropriate procedures for the appointment of a new City Commissioner under Section 3-7.5.c. of the City's Charter; and,

WHEREAS, the City Commission desires to adopt procedures for the conduct of the meeting to appoint a new City Commissioner to fill the vacancy left by Commissioner Harris-Bivins; and,

WHEREAS, the City Commission desires to maintain a professional and respectful procedure for the conduct of these types of meetings in the interests of the citizens of the City of Wildwood, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

SECTION 1: Recitals. The above recitals are true and accurate and are fully restated and incorporated herein.

SECTION 2. Procedures. The City Commission hereby adopts the following Meeting Procedures:

- 1) Applicants who have submitted their application before the deadline shall be considered at the meeting. City Commissioners may not nominate any individual who did not timely submit an application.

- 2) Applicants will be permitted to give a brief five (5) minute introduction to the City Commission, after which each City Commissioner may ask two (2) questions of each Applicant. Applicants shall have four (4) minutes to answer a question posed by any commissioner. The order of presentation of Applicants shall be in alphabetical order of their last names.
- 3) After the presentation of the Applicants, the City Commission shall proceed to nomination and voting.
 - a) The City Commission shall use the Nomination-and-Ballot Method to determine the appointment of the new commissioner.
 - b) Procedure for balloting:
 - i) The paper ballots must be filled out openly at the public meeting by each commissioner;
 - ii) The name of the commissioner who voted and his or her selection must be written on the ballot;
 - iii) The ballots must be maintained and made available for public inspection in accordance with the Public Records Act;
 - iv) The City Attorney and City Clerk shall review and tally the ballots during the open public meeting; and
 - v) The City Attorney will read the ballots into the record.
 - c) The first ballot shall have all the names of the Applicants, listed in alphabetical order, and shall be substantially in the form of the attached **Exhibit A**. After the first round of votes, all applicants who receive zero (0) votes shall be removed from consideration.
 - d) The second, third, and all subsequent ballots shall be substantially in the form of the attached **Exhibit B**. After the second round of voting, all applicants but two (2) will be dropped so that the third round is between the two (2) highest vote-getters. If there is a tie between the lowest vote-getters (i.e., a two (2), one (1), one (1) vote) in the second round of voting, then the highest vote-getter and the lowest vote-getters will continue to the next round.
 - e) If the commission becomes deadlocked (no applicant receiving a majority of the votes), then additional rounds of balloting will continue until a new commissioner is appointed by a majority vote.
- 4) The new commissioner shall be determined by a majority vote.
 - a) Example 1: With four (4) commissioners, three (3) votes shall be required to constitute a majority.
 - b) Example 2: With three (3) commissioners, two (2) votes shall be required to constitute a majority.

SECTION 3. Amendment. The City Commission of the City of Wildwood may amend these procedures by resolution when deemed necessary and in the best interest of the City.

SECTION 4. Conflicts. This Resolution shall supersede any previous resolutions, rules, and order of business adopted by the City Commission for proceedings under Section 3-7.5.c. of the City's Charter.

SECTION 5. Severability. If any portion, word, phrase, clause, or sentence of this Resolution is determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, then the balance of this Resolution shall remain in full force and effect, as the City Commission would have adopted the Resolution and its provisions even absent the invalid part.

SECTION 6. Effective Date. This Resolution shall take effect immediately.

DONE AND RESOLVED this ____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

Exhibit A
Ballot
(First Round)

Commissioner Name: _____

(Check one)

☐ Mr. A

☐ Mrs. B

☐ Mr. C

☐ Ms. D

☐ Mr. E

☐ Mrs. F

Exhibit B

Ballot
(Second and Subsequent Rounds)

Commissioner Name: _____

Nominee Name: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Owner Direct Purchase of Large Diameter Valve Package for Phase 2 of the Water Reclamation Facility (WRF) Project in the Amount of \$817,852.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Ferguson Waterworks
Effective Date: 11/18/2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this purchase are available in account 402-536-70-7353 (Wastewater Treatment Plant Project).

HISTORY/FACTS/ISSUES:

As part of the Water Reclamation Facility project, the City will direct-purchase all major equipment through the contractor. This process will save the City sales tax. The equipment includes the large diameter isolation valves package for phase 2 of the project.

The CMAR (Construction Manager at Risk), Garney, and City staff have reviewed the attached Bid Analysis and recommend approval to purchase the valves from the lowest bidder, Ferguson Waterworks, for the total amount of \$817,852.00.

WILDWOOD WRF BNR IMPROVEMENTS

City of Wildwood

Phase 2 - ODP Valves

BID ANALYSIS



Phase 2 - WILDWOOD ODP VALVES BID ANALYSIS

For Phase 2, the following ODP Valve Packages were solicited to multiple vendors for the Wildwood WRF BNR Improvements Project. This sheet and the attached documents summarize the equipment bids received and Garney's recommended vendor selections. All proposals are included in the attached files. Garney is requesting the City of Wildwood to review and provide the final decision for the Phase 2 Valves Package.

1. Phase 2 Valves

- a. Bids were received from Ferguson, Core & Main, and McDade
- b. The Qualified Low bidder was Ferguson.
- c. After reviewing all the bid packages for the Phase 2 Valves, Garney has determined that Ferguson was the lowest bidder that meets the project scope requirements. Although McDade's proposal was late, incomplete, and didn't meet the scope.

Should you have any concerns or require additional information, please contact Ryan Winslow by phone at 407-706-4809 or email at ryan.winslow@garney.com

Wildwood WRF CMAR – Owner Direct Purchase Spreadsheet

Bid Package	Specification	Description	Manufactuer/Supplier	Bid Amount
BP-11	15100	Phase 2 Valves	Per Spec / Ferguson Waterworks	\$817,852.00
			TOTAL	\$817,852.00

  BP-11 Valves 					Analyzed by: Conner Simmons		
PROJECT: WILDWOOD WRF BNR IMPROVEMENTS		GARNEY IN BID		Ferguson	Core & Main	McDade	
				Mark Stokes	Charlotte Baldwin	Christian Fracchia	
				407-859-7473	803-363-1296	813-740-1144	
SEC	DESCRIPTION	QTY	UM				
	BID DODCUMENTATION						
	Bid Form	1	ls	YES	YES	NO	
	COI	1	ls	YES	YES	NO	
	Licenses	1	ls	YES	YES	NO	
	Non-Collusion Affidavit	1	ls	YES	YES	NO	
	Drug Free Workplace Certificate	1	ls	YES	YES	NO	
	New Vendor Registration Form	1	ls	YES	YES	NO	
	Trench Safety Act	1	ls	YES	YES	NO	
	AIS Compliant	1	ls	YES	YES	YES	
	EQUIPMENT SCOPE						
	Butterfly Valves						
	30" FLG Handwheel	6	ea	146,580	149,694	148,118	
	Check Valves						
	4" FLG Swing/Lever	3	ea	7,113	7,341	7,263	
	6" FLG Swing/Lever	2	ea	5,764	5,590	5,887	
	16" FLG Swing/Lever	5	ea	79,040	81,565	80,705	
	Gate Vales						
	4" MJ Nut	4	ea	2,848	2,496	-	
	16" FLG Handwheel	5	ea	29,065	41,190	27,537	
	30" MJ Actuated	2	ea	98,474	97,720	-	
	30" MJ Nut	1	ea	34,947	34,860	-	
	Plug Valves						
	4" FLG Handwheel	6	ea	7,416	7,500	7,422	
	6" MJ Nut	1	ea	1,537	1,555	-	
	6" FLG Handwheel	3	ea	4,644	4,695	4,646	
	8" MJ Nut	14	ea	35,714	36,470	-	
	8" FLG Handwheel	16	ea	37,904	38,320	37,920	
	12" MJ Nut	15	ea	75,285	76,905	-	
	12" FLG Handwheel	1	ea	4,864	4,916	4,865	
	20" MJ Nut	1	ea	16,664	17,019	-	
	36" MJ Nut	3	ea	190,095	194,139	-	
	18" MJ Nut	1	ea	14,298	14,641	-	
	Tapping Valves						
	12" FLG x MJ Nut	1	ea	4,066	3,747	-	
	16" FLG x MJ Nut	1	ea	7,196	9,638	-	
	18" FLG x MJ Nut	1	ea	14,338	13,855	-	
	SUBTOTAL			817,852	843,856	324,364	-
	0% SALES TAX			-	-	-	-
TOTAL			-	817,852	843,856	324,364	-

INCOMPLETE BID

Garney Office Trailer
1204 Industrial Drive, Wildwood, FL 34785

[illegible]

CITY OF WILDWOOD WRF IMPROVEMENTS – PHASE 2

BP-11: Phase 2 - Valves

Prepared by Garney Construction (CMAR)

Issued: 10/7/25





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1. LIST OF BID DOCUMENTS

- A. Bid Form
- B. Non-Collusion Affidavit
- C. Drug Free Workplace Certification
- D. Trench Safety Act
- E. 2024 January CMAR Agreement – Available on Building Connected
- F. Wildwood WRF Amendment No 1 (Construction Contract) - FE – Available on Building Connected
- G. Garney Attachment P – Available on Building Connected
- H. Garney Purchase Order Conditions – Available on Building Connected
- I. Attachment A – Sample Waiver of Liens -- Available on Building Connected
- J. Attachment B – Purchase Order Insurance – Available on Building Connected
- K. Project Drawings – Available on Building Connected
- L. Project Specifications – Available on Building Connected

2. INSTRUCTION TO BIDDERS

- A. **PURPOSE** - Bids will be accepted for the purpose of selecting Bidders to provide complete scope packages as requested by Garney. Bidders are required to review and comply with the instructions, contained herein or issued at a later date via a Bid Addendum.
- B. **BIDDER** - For the purpose of this Bid Package, the term “Bidder” is defined as the legal entity submitting a bid and/or identified on the bid submittal documents.
- C. **BACKGROUND** – City of Wildwood (“City”), has chosen the Construction Manager at Risk (CMAR) delivery method for the City of Wildwood – WRF Improvements project. The City has contracted with CPH (Consultant) & Garney Companies (CMAR) to work collaboratively. The existing Wildwood WRF facility is located 1288 Industrial Drive | Wildwood, FL | 34785.
- D. **SPECIAL PROJECT REQUIREMENTS**
 - 1. This project will use funds procured through SRF. Bids shall meet all requirements of AIS, BABA and Davis Bacon.
- E. **Owner Direct Purchase**
 - 1. Wildwood intends to procure this equipment through an Owner Direct Purchase program to realize tax savings. By bidding, vendors agree to enter into a purchase order agreement with Wildwood.
 - 2. Wildwood’s tax-exempt certificate is included with this document.
- F. **BID SUBMITTAL:**
 - 1. **Submit Two (2) sealed hard copies of bids by 1:00 PM on 10/17/2025.**
 - 2. **Bids shall be submitted or mailed to 370 E Crown Point Road, Winter Garden, FL 34787.**



3. SCOPE OF WORK

The scope shall be in strict accordance with City of Wildwood – WRF Improvements – Phase 2 plans and specifications (contract documents) to include the prime agreement (contract with Owner and any amendments), special conditions, general conditions, 90% Drawing Submittal and Specifications as prepared by CPH Corp. dated September, 2025, addenda, other documents listed in this Agreement, and modifications issued in accordance with this Agreement, to include, but not limited to, the following scope of supply:

General Notes

1. Materials are to be furnished in the best manner of industry and trade practices and as specified and detailed to accomplish the project's requirements and meet all applicable codes whole and complete in every respect.
2. All pricing shall include delivery. Multiple deliveries shall be utilized to maintain the project schedule at no additional cost to Garney.
3. All deliveries are to be F.O.B Jobsite.
4. Manufacturer's authorized representative is to be present on site and as requested and required to inspect installation, conduct performance test, and train Owner's personnel in the proper operation and maintenance of items supplied under this purchase order.
5. Prior to startup and use by the Owner, the manufacturer/vendor shall certify in writing that the installation is proper and that it has been tested and is performing as specified.
6. Supplier shall include 1 additional day of training to assist with training operators on alternate shifts.
7. Vendor shall coordinate equipment with SCADA to assure a complete and functional installation.
8. All O&M Manuals, Field Quality Control Services, Manufacturer's Services, and Training Services shall be provided as required by the contract documents and as requested by Garney. Coordination with Garney, Subcontractors, Engineering Design Firm, and Owner are included in this order.
9. At the time of shipment, provide two (2) copies of shipping lists with the truckload and send two (2) copies of shipping lists along with your invoice. The shipping list must match the invoice and both the shipping list and invoice must have appropriate mark numbers.
10. Payment Terms shall be 95% net 37 days, 05% upon Owner's acceptance.
11. Liquidated Damages shall be \$500 per day.

4. BP-11: Phase 2 - Valves

Work Scope Description: Supply of all equipment and manufacturer's services specified in Division 15 & Specification 15100 including but not limited to the following: It is understood that the items below are an overview of the scope, and the supplier's pricing shall be based on thorough review and compliance with the project documents and all applicable codes.

- Furnish and supply materials listed below following approved submittals and release by Garney
- Submittals, O&Ms, Manufacturer's Certifications, Operating Instructions.
- Special Tools & Spare Parts
- Manufacturer shall provide a full three (3) year warranty that begins upon the date of Final Project Acceptance by the Owner.

Exclusions:

- Unloading and Storage
- Mechanical Joint and Bell Restraints
- Gripper (Field-Lok) Gaskets
- Valve Risers, Extensions, & Boxes

Schedule:

- It is anticipated that a Purchase Order will be issued before December 1, 2025.
- Submittals shall be provided no later than December 1, 2025.
- All equipment shall be delivered no later than TBD.



Bid Form Documents

BID FORM**Project:** City of Wildwood – WRF Improvements**Bid Package:** BP-11: Phase 2 - Valves**Bidder Information:**

Company: Ferguson Waterworks

Contact Name: Mark Stokes Title: Sales

Address: 801 Thorpe Rd
Orlando, FL 32804

Phone Number: 407-859-7473 Fax: _____

Bid Proposal Documentation Checklist:

☒	Bid Form	☒	Drug Free Workplace Certification
☒	Certificate of Insurance	☒	New Vendor Registration Form
☒	Licenses (as applicable)		
☒	Non-Collusion Affidavit		

Bidder's Acknowledgements:

- The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
- Bidder accepts all of the terms and conditions of the Bid Documents.
- Bidder has examined copies of all the Bid Documents and the following addenda:

No. <u>1</u> Dated <u>10/17/2025</u>	No. _____ Dated _____
No. _____ Dated _____	No. _____ Dated _____
- This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.
- This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
- The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
- Prices shall include payment bond.



CITY OF WILDWOOD – WRF IMPROVEMENTS



VALVE PACKAGE BASE BID FORM

Qty	Unit	Size	Valve Type	Operator	Connection	Unit Price	Total Price
BUTTERFLY VALVES							
6	EA	30"	BUTTERFLY	HANDWHEEL	FLG	24,430	146,580
CHECK VALVES							
3	EA	4"	CHECK	SWING/LEVER	FLG	2,371	7,113
2	EA	6"	CHECK	SWING/LEVER	FLG	2,882	5,764
5	EA	16"	CHECK	SWING/LEVER	FLG	15,808	79,040
GATE VALVES							
4	EA	4"	GATE	NUT	MJ	712	2,848
5	EA	16"	GATE	HANDWHEEL	FLG	5,813	29,065
2	EA	30"	GATE	ACTUATED	MJ	49,237	98,474
1	EA	30"	GATE	NUT	MJ	34,947	34,947
PLUG VALVES							
6	EA	4"	PLUG	HANDWHEEL	FLG	1,236	7,416
1	EA	6"	PLUG	NUT	MJ	1,537	1,537
3	EA	6"	PLUG	HANDWHEEL	FLG	1,548	4,644
14	EA	8"	PLUG	NUT	MJ	2,551	35,714
16	EA	8"	PLUG	HANDWHEEL	FLG	2,369	37,904
15	EA	12"	PLUG	NUT	MJ	5,019	75,285
1	EA	12"	PLUG	HANDWHEEL	FLG	4,864	4,864
1	EA	20"	PLUG	NUT	MJ	16,664	16,664
3	EA	36"	PLUG	NUT	MJ	63,365	190,095
1	EA	18"	PLUG	NUT	MJ	14,298	14,298
TAPPING VALVES							
1	EA	12"	TAPPING	NUT	FLG x MJ	4,066	4,066
1	EA	16"	TAPPING	NUT	FLG x MJ	7,196	7,196
1	EA	18"	TAPPING	NUT	FLG x MJ	14,338	14,338

Total Bid Price 817,852



CITY OF WILDWOOD – WRF IMPROVEMENTS



VENDOR REGISTRATION FORM

New Vendor ☒

Information Change ☐

Please type or print neatly. Applicant must complete all spaces provided or application will not be processed.

City of Wildwood Vendor ID

(For office use only)

IRS Form W-9, a copy of your Professional Business License (if required by your State) to perform your business and a copy of your company business card must accompany this form upon submittal.

Type of Goods or Services Provided Valves

Business Name Ferguson Waterworks

Business Owner _____

Address 801 Therpe Rd Orlando, FL 32824

Remittance Address, if different from address above.

Phone _____

E-Mail _____

Fax _____

Contact/Title _____

Website Address _____

City of Wildwood, 100 N. Main Street, Wildwood, FL 34785, (352)330-1330, Fax (352)330-1338



CITY OF WILDWOOD – WRF IMPROVEMENTS



To your knowledge:

Does a City of Wildwood officer, ~~director~~, employee or family thereof have direct or indirect controlling interest in this business? Yes ☐ No ☒ Please explain: _____

Are you or the business listed on the Florida Department of Management Services Convicted Vendor List or Discriminatory Vendor List? Yes ☐ No ☒ Please explain: _____

Are you or the ~~business~~ currently in arbitration with the City of Wildwood?
Yes ☐ No ☒ Please explain: _____

Are you able to provide proof of Workers Compensation and General Liability Insurances?
Yes ☐ (Submit proof of insurances or exemption certificate)
No ☒ Please explain: _____

1099 Information U.S. Taxpayer Identification Number (TIN)

The TIN provided must match the name on IRS record to avoid backup withholding. For individuals, this is your Social Security Number (SSN). For other entities, it is your Employer Identification Number (EIN).

EIN: _____ SSN: _____

Certification: Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. Citizen or other U.S. person.

Check appropriate Federal tax classification (required):

☐ Individual/Sole Proprietor

☐ C Corporation

☐ S Corporation

☐ Partnership

LLC - Enter the tax classification (C = C Corporation, S = S Corporation, P = Partnership)

By signing below I agree to comply with all laws of DOL, FLSA and OSHA. The information provided on this form dated _____ is true and correct.

Mark Stokes 10/17/2025
Signature of Authorized Agent of the Business: Date:

Print Name: Mark Stokes Title: Sales

0000001 04/28/22



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8013813269C-2	06/30/2022	06/30/2027	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD FL 34785-4047

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

**NON-COLLUSIVE AFFIDAVIT**

STATE OF _____)

COUNTY OF _____)

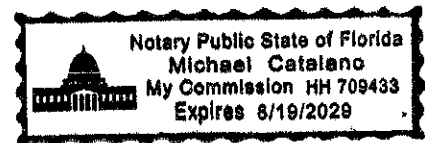
Mark Stokes, being first duly sworn, deposes and says that:

1. He/She is Sales of Ferguson Waterworks, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against, Toho Water Authority, or any person interested in the proposed Contract; and
5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) *Mark Stokes*(Title) Sales

The foregoing instrument was acknowledged before me this 17 day of October, 2025 by Mark Stokes. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires:

STATE OF: FloridaCOUNTY OF: OrangeMichael Catalano
NOTARY PUBLIC; (Name)SIGNATURE *[Signature]*

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Signature of Bidder

Mark Stokes

Print or Type



TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

"Trench Safety Act" Compliance

Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

The Bidder is, and Garney and Engineer are not, responsible to review or assess County's safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, reasonableness of cost, sequences or procedures of any safety precaution, program or cost, including but not limited to, compliance with any and all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and the Garney and Engineer are not, responsible to determine if any safety or safety related standards apply to the project, including, but not limited to, the "Trench Safety Act".

Signature of Bidder

(Print or type)



CITY OF WILDWOOD – WRF IMPROVEMENTS

ATTACHMENTS

These documents are available on the Building Connected Site.

- Wildwood CMAR Agreement
 - 2024 January CMAR Agreement
 - Wildwood WRF Amendment No 1 (Construction Contract) - FE
- Purchase Order Documents
 - 24.09.30 Attachment P Garney Use
 - Garney Purchase Order Conditions
 - Attachment B – Purchase Order Insurance
 - Attachment A – Sample Waiver of Liens
- Drawings
 - Wildwood WWTF Phase 2 - 90% - submittal 9-7-2025 bookmarked
- Specifications
 - Phase II - 90_ Technical Specifications
 - Painting – 09900
 - Piping, Valve and Equipment Identification System – 09905
 - Mechanical – General Requirements – 15000
 - Pressure Testing of Piping – 15044
 - Valves and Appurtenances – 15100
 - Pipe Hangers and Supports – 15125
 - Pipe Insulation – 15127
 - Couplings and Connectors – 15129
 - Piping – Division 15
 - Electrical – Division 16

CITY OF WILDWOOD WRF IMPROVEMENTS – PHASE 2

BP-11: P se - lve

Prepared by G rney Construction (CMAR)

Issued: 10/7/25





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V. Trench Safety Act	
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1. LIST OF BID DOCUMENTS

- A. Bid Form
- B. Non-Confusion Affidavit
- C. Drug Free Workplace Certification
 - Trench Safety Act
- E. 2024 January CMAR Agreement – Available on Building Connected
- F. Wildwood WRF Amendment No 1 (Construction Contract) - FE – Available on Building Connected
- G. Garney Attachment P – Available on Building Connected
- H. Garney Purchase Order Conditions – Available on Building Connected
- I. Attachment A – Sample Waiver of Liens – Available on Building Connected
- J. Attachment B – Purchase Order Insurance – Available on Building Connected
- K. Project Drawings – Available on Building Connected
 - Project Specifications – Available on Building Connected

2. INSTRUCTION TO BIDDERS

- A. **PURPOSE** - Bids will be accepted for the purpose of selecting Bidders to provide complete scope packages as requested by Garney. Bidders are required to review and comply with the instructions, contained herein or issued at a later date via a Bid Addendum.
- B. **BIDDER** - For the purpose of this Bid Package, the term "Bidder" is defined as the legal entity submitting a bid and/or identified on the bid submittal documents.
- C. **BACKGROUND** - City of Wildwood ("City"), has chosen the Construction Manager at Risk (CMAR) delivery method for the City of Wildwood – WRF Improvements project. The City has contracted with CPH (Consultant) & Garney Companies (CMAR) to work collaboratively. The existing Wildwood WRF facility is located 1288 Industrial Drive | Wildwood, FL | 34785.
- D. **SPECIAL PROJECT REQUIREMENTS**
 - 1. This project will use funds procured through SRF. Bids shall meet all requirements of AIS, BABA and Davis Bacon.
- E. **Owner Direct Purchase**
 - 1. Wildwood intends to procure this equipment through an Owner Direct Purchase program to realize tax savings. By bidding, vendors agree to enter into a purchase order agreement with Wildwood.
 - 2. Wildwood's tax-exempt certificate is included with this document.
- F. **BID SUBMITTAL:**
 - 1. **Submit Two (2) sealed hard copies of bids by 1:00 PM on 10/17/2025.**
 - 2. **Bids shall be submitted or mailed to 370 E Crown Point Road, Winter Garden, FL 34787.**

3. SCOPE OF WORK

The scope shall be in strict accordance with City of Wildwood – WRF Improvements – Phase 2 plans and specifications (contract documents) to include the prime agreement (contract with Owner and any amendments), special conditions, general conditions, 90% Drawing Submittal and Specifications as prepared by CPH Corp. dated September, 2025, addenda, other documents listed in this Agreement, and modifications issued in accordance with this Agreement, to include, but not limited to, the following scope of supply:

General Notes

1. Materials are to be furnished in the best manner of industry and trade practices and as specified and detailed to accomplish the project's requirements and meet all applicable codes whole and complete in every respect.
2. All pricing shall include delivery. Multiple deliveries shall be utilized to maintain the project schedule at no additional cost to Garney.
3. All deliveries are to be F.O.B Jobsite.
4. Manufacturer's authorized representative is to be present on site and as requested and required to inspect installation, conduct performance test, and train Owner's personnel in the proper operation and maintenance of items supplied under this purchase order.
5. Prior to startup and use by the Owner, the manufacturer/vendor shall certify in writing that the installation is proper and that it has been tested and is performing as specified.
6. Supplier shall include 1 additional day of training to assist with training operators on alternate shifts.
7. Vendor shall coordinate equipment with SCADA to assure a complete and functional installation.
8. All O&M Manuals, Field Quality Control Services, Manufacturer's Services, and Training Services shall be provided as required by the contract documents and as requested by Garney. Coordination with Garney, Subcontractors, Engineering Design Firm, and Owner are included in this order.
9. At the time of shipment, provide two (2) copies of shipping lists with the truckload and send two (2) copies of shipping lists along with your invoice. The shipping list must match the invoice and both the shipping list and invoice must have appropriate mark numbers.
10. Payment Terms shall be 95% net 37 days, 05% upon Owner's acceptance.
11. Liquidated Damages shall be \$500 per day.

4. B -11: Phase 2 - Valves

Work Scope Description: Supply of all equipment and manufacturer's services specified in Division 15 & Specification 15100 including but not limited to the following: It is understood that the items below are an overview of the scope, and the supplier's pricing shall be based on thorough review and compliance with the project documents and all applicable codes.

- Furnish and supply materials listed below following approved submittals and release by Garney
- Submittals, O&Ms, Manufacturer's Certifications, Operating Instructions.
- Special Tools & Spare Parts
- Manufacturer shall provide a full three (3) year warranty that begins upon the date of Final Project Acceptance by the Owner.

Exclusions:

- Unloading and Storage
- Mechanical Joint and Bell Restraints
- Gripper (Field-Lok) Gaskets
- Valve Risers, Extensions, & Boxes

Schedule:

- It is anticipated that a Purchase Order will be issued before December 1, 2025.
- Submittals shall be provided no later than December 1, 2025.
- All equipment shall be delivered no later than TBD.



Bid Form Documents

ID FORM

Project: City of Wildwood – WRF Improvements**Bid Package:** B -11: Phase 2 - Valves**Bidder Information:**

Company: Core & Main LP

Contact Name: Charlotte Baldwin Title: Senior Project Manager

Address: 5743 Holland Parkway
The Villages, FL 32163

Phone Number: (813) 363-1296 Fax: _____

Bid Proposal Documentation Checklist:

☒	Bid Form	☒	Drug Free Workplace Certification
☒	Certificate of Insurance	☒	New Vendor Registration Form
☒	Licenses (as applicable)		
☒	Non-Collusion Affidavit		

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

No. _____ Dated _____ No. _____ Dated _____

No. _____ Dated _____ No. _____ Dated _____
4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.
5. This Bid proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include payment bond.

VALVE PACKAGE BASE BID FORM

Qty	Unit	Size	Valve Type	Operator	Connection	Unit Price	Total Price
BUTTERFLY VALVES							
6	EA	30"	BUTTERFLY	HANDWHEEL	FLG	24,949.00	149,694.00
CHECK VALVES							
3	EA	4"	CHECK	SWING/LEVER	FLG	2,447.00	7,341.00
2	EA	6"	CHECK	SWING/LEVER	FLG	2,975.00	5,950.00
5	EA	16"	CHECK	SWING/LEVER	FLG	16,313.00	81,565.00
GATE VALVES							
4	EA	4"	GATE	NUT	MJ	624.00	2,496.00
5	EA	16"	GATE	HANDWHEEL	FLG	8,238.00	41,190.00
2	EA	30"	GATE	ACTUATED	MJ	48,860.00	97,720.00
1	EA	30"	GATE	NUT	MJ	34,680.00	34,680.00
PLUG VALVES							
6	EA	4"	PLUG	HANDWHEEL	FLG	1,250.00	7,500.00
1	EA	6"	PLUG	NUT	MJ	1,555.00	1,555.00
3	EA	6"	PLUG	HANDWHEEL	FLG	1,565.00	4,695.00
14	EA	8"	PLUG	NUT	MJ	2,605.00	36,470.00
16	EA	8"	PLUG	HANDWHEEL	FLG	2,395.00	38,320.00
15	EA	12"	PLUG	NUT	MJ	5,127.00	76,905.00
1	EA	12"	PLUG	HANDWHEEL	FLG	4,916.00	4,916.00
1	EA	20"	PLUG	NUT	MJ	17,019.00	17,019.00
3	EA	36"	PLUG	NUT	MJ	64,713.00	194,139.00
1	EA	18"	PLUG	NUT	MJ	14,641.00	14,641.00
TAPPING VALVES							
1	EA	12"	TAPPING	NUT	FLG x MJ	3,747.00	3,747.00
1	EA	16"	TAPPING	NUT	FLG x MJ	9,638.00	9,638.00
1	EA	18"	TAPPING	NUT	FLG x MJ	13,855.00	13,855.00

Total Bid Price ~~844,216.00~~

843,856.00

Valves have a lead time of 41 weeks after release by Garney for manufacture and delivery.

- DeZorck - Plugs, BFUs + Checks
- MTH/Kennedy / Clow - Gates + Tapping Valves

After Garney review, total when adding unit prices was incorrect. Updated corrected number now shown.



CITY OF WILDWOOD WRF IM ROVEMENTS



VENDOR REGISTRATION FORM

New Vendor ☐

Information Change ☐

Please type or print neatly. Applicant must complete all spaces provided or application will not be processed.

City of Wildwood Vendor ID

(For office use only)

IRS Form W-9, a copy of your Professional Business License (if required by your State) to perform your business and a copy of your company business card must accompany this form upon submittal.

Type of Goods or Services Provided Specialized distributor of water, wastewater, storm drainage and fire protection products and related services.

Business Name Core & Main LP

Business Owner

Address 5743 Holland Parkway, The Villages, FL 32163

Remittance Address, if different from address above.

Core & Main LP

P. O. Box 28330

St. Louis, MO 63146

Phone (352) 748-7473

E-Mail Stephen.Hemingway@coreandmain.com

Fax

Contact/Title Roy Sands, District Manager; Stephen Hemingway, Outside Sales Representative

Website Address www.coreandmain.com

City of Wildwood, 100 N. Main Street, Wildwood, FL 34785 (352) 330-1230, Fax: (352) 330-1333



CITY OF WILDWOOD WRF IM ROVEMENTS



To your knowledge:

Does a City of Wildwood officer, director, employee or family thereof have direct or indirect controlling interest in this business? Yes ☐ No ☒ Please explain: _____

Are you or the business listed on the Florida Department of Management Services Convicted Vendor List or Discriminatory Vendor List? Yes ☐ No ☒ Please explain: _____

Are you or the business currently in arbitration with the City of Wildwood?
Yes ☐ No ☒ Please explain: _____

Are you able to provide proof of Workers Compensation and General Liability Insurances?
Yes ☒ (Submit proof of insurances or exemption certificate)
No ☐ Please explain: _____

1099 Information U.S. Taxpayer Identification Number (TIN)

The TIN provided must match the name on IRS record to avoid backup withholding. For individuals, this is your Social Security Number (SSN). For other entities, it is your Employer Identification Number (EIN).

EIN: 03-0550887 SSN: _____

Certification: Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. Citizen or other U.S. person.

Check appropriate Federal tax classification (required):

☐ Individual/Sole Proprietor

☐ C Corporation

☐ S Corporation

☒ Partnership

LLC - Enter the tax classification (C = C Corporation, S = S Corporation, P = Partnership)

By signing below I agree to comply with all laws of DOL, FLSA and OSHA. The information provided on this form dated 10-17-25 is true and correct.

Signature of Authorized Agent of the Business: _____

Date: 10/17/25

Print Name: Joshua Johnson

Title: Outside Sales Representative



CITY OF WILDWOOD WRF IM ROVEMENTS



000001 04/19/22



FLORIDA

Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8013813269C-2	06/30/2022	06/30/2027	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD FL 34785-4047

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



FLORIDA

Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



CITY OF WILDWOOD WRF IM ROVEMENTS



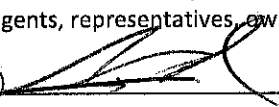
NON-COLLUSIVE AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF)

Joshua Johnson, being first duly sworn, deposes and says that:

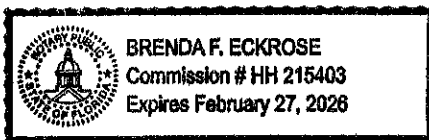
1. He/She is Outside Sales Representative of Core & Main LP, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against, Toho Water Authority, or any person interested in the proposed Contract; and
5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) 

(Title) Outside Sales Representative

The foregoing instrument was acknowledged before me this 17th day of October, 2025 by Joshua Johnson. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

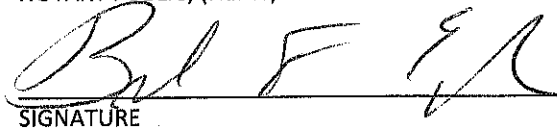
y Commission Expires:



STATE OF: FLORIDA

COUNTY OF: Orange

BRENDA F ECKROSE
NOTARY PUBLIC; (Name)


SIGNATURE

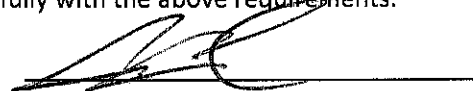


DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.


Signature of Bidder

Core & Main LP
Joshua Johnson, Outside Sales Representative
Print or Type



TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

"Trench Safety Act" Compliance

Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

The Bidder is, and Garney and Engineer are not, responsible to review or assess County's safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, reasonableness of cost, sequences or procedures of any safety precaution, program or cost, including but not limited to, compliance with any and all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and the Garney and Engineer are not, responsible to determine if any safety or safety related standards apply to the project, including, but not limited to, the "Trench Safety Act".

Signature of Bidder

Core & Main LP
Joshua Johnson, Outside Sales Representative
(Print or type)

ATTACHMENTS

These documents are available on the Building Connected Site.

- Wildwood CMAR Agreement
 - 2024 January CMAR Agreement
 - Wildwood WRF Amendment No 1 (Construction Contract) - FE
- Purchase Order Documents
 - 24.09.30 Attachment P Garney Use
 - Garney Purchase Order Conditions
 - Attachment B – Purchase Order Insurance
 - Attachment A – Sample Waiver of Liens
- Drawings
 - Wildwood WWTF Phase 2 - 90% - submittal 9-7-2025 bookmarked
- Specifications
 - Phase II - 90_ Technical Specifications
 - Painting – 09900
 - Piping, Valve and Equipment Identification System – 09905
 - Mechanical – General Requirements – 15000
 - Pressure Testing of Piping – 15044
 - Valves and Appurtenances – 15100
 - Pipe Hangers and Supports – 15125
 - Pipe Insulation – 15127
 - Couplings and Connectors – 15129
 - Piping – Division 15
 - Electrical – Division 16

**Exceptions of Core & Main LP
Submitted to Garney Construction
City of Wildwood WRF Improvements – Phase 2
BP-11: Phase 2 - Valves**

Notwithstanding anything contained in any bid or contract documents to the contrary, Core & Main LP (“Core & Main”) hereby qualifies its bid as follows. The bid of Core & Main and acceptance by Core & Main of any subsequent agreement is made expressly conditioned upon assent by Garney Construction (“Garney”), to the following additional or different terms, which shall supersede and control over the terms of any request for bid or request for proposal, any contract documents and specifications, and any prior addenda thereto:

1. The bid of Core & Main is contingent upon Garney issuing purchase orders consistent with the negotiated terms and conditions and PO template for purchase orders that exists between Garney and Core & Main.
2. Warranty: The extent of the warranty to be provided hereunder is set forth in the attached Core & Main LP Warranty.
3. No retainage will be withheld from any payments to Core & Main hereunder.
4. Core & Main will not be required to provide any bond.
5. Anticipated project duration is 22 months.

Dated this 17th day of October, 2025.

CORE & MAIN LP



Core & Main LP Warranty

Core & Main LP ("Seller") is a reseller of goods only, and as such does not provide any warranty for the goods it supplies hereunder. Notwithstanding this As-Is limitation, Seller shall pass through to the Buyer any transferable manufacturer's standard warranties with respect to goods purchased hereunder. BUYER AND PERSONS CLAIMING THROUGH BUYER SHALL SEEK RECOURSE EXCLUSIVELY FROM MANUFACTURERS IN CONNECTION WITH ANY DEFECTS IN OR FAILURES OF GOODS, AND THIS SHALL BE THE EXCLUSIVE RECOURSE OF BUYER AND PERSONS CLAIMING THROUGH BUYER FOR DEFECTIVE GOODS, WHETHER THE CLAIM OF BUYER OR THE PERSON CLAIMING THROUGH BUYER SHALL SOUND IN CONTRACT, TORT, STRICT LIABILITY, PURSUANT TO STATUTE, OR FOR NEGLIGENCE. BUYER SHALL PASS THESE TERMS TO SUBSEQUENT BUYERS AND USERS OF GOODS. SELLER EXCLUDES AND DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SELLER'S INTERPRETATION OF PLANS OR SPECIFICATIONS PROVIDED BY BUYER, AND BUYER'S ACCEPTANCE AND USE OF GOODS SUPPLIED HEREUNDER SHALL BE PREMISED ON FINAL APPROVAL BY BUYER OR BY BUYER'S RELIANCE ON ARCHITECTS, ENGINEERS, OR OTHER THIRD PARTIES RATHER THAN ON SELLER'S INTERPRETATION. TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW, IN NO EVENT, WHETHER IN CONTRACT, WARRANTY, INDEMNITY, TORT (INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, ARISING DIRECTLY OR INDIRECTLY OUT OF THE PERFORMANCE OR BREACH OF THIS AGREEMENT, SHALL SELLER BE LIABLE FOR (a) ANY INCIDENTAL, INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL OR SIMILAR DAMAGES SUCH AS LOSS OF USE, LOST PROFITS, ATTORNEYS' FEES OR DELAY DAMAGES, EVEN IF SUCH DAMAGES WERE FORESEEABLE OR CAUSED BY SELLER'S BREACH OF THIS AGREEMENT, (b) ANY CLAIM THAT PROPERLY IS A CLAIM AGAINST THE MANUFACTURER, OR (c) ANY AMOUNT EXCEEDING THE AMOUNT PAID TO SELLER FOR GOODS FURNISHED TO BUYER WHICH ARE THE SUBJECT OF SUCH CLAIM(S). ALL CLAIMS MUST BE BROUGHT WITHIN ONE YEAR OF ACCRUAL OF A CAUSE OF ACTION.

Notwithstanding anything contained in any bid or contract documents to the contrary, title and risk of loss for all materials will pass to Buyer upon delivery.



Post Office Box 16039 - Tampa, FL 33687-6039
(813) 740-1144 - FAX (813) 627-9387

October 20, 2025

Serving the Water & Wastewater Plant Industry for over 35 Years

Garney Construction
Attn: Ryan Winslow

☒ Net Price
☐ Cuts to follow (See

Project Name: Wildwood WRF Phase 2 90% (VALVES ONLY)

McDade Project #: P25-326

Bid Date: October 17, 2025 at 2:00

Addendum: N/A

AIS, BABAA, WIFIA, Florida Statutes 255.0993, or Domestic Requirement - Yes
NSF/ANSI 61 and / or NSF/ANSI 372 Requirement - No

Requested in BP-11

Not Requested in BP-11

QTY	SIZE	DESCRIPTION	WEIGHT EACH	UNIT \$	EXT \$
NO SPECS FOR VALVES ON AIR PIPING, CONTRACTOR TO VERIFY					
QTY		LARGE DIA VALVES			
YES		IS THIS A BUY AMERICAN PROJECT?			
1		SUPPLY - PROCESS VALVES (3 IN & LARGER)			
1		VALVE - SPARE PARTS			
2		VALVES - STARTUP			
		BFV FLG HW			
6	30"	FLG AWWA BUTTERFLY VALVE, WORM GEAR W/ HANDWHEEL (DOMESTIC)		\$24,686.32	\$148,117.92
2	04"	VLV BFV SSTL 04" FLG W/HW OP (FOR AIR LINES)		\$2,207.53	\$4,415.06
7	06"	VLV BFV SSTL 06" FLG W/HW OP (FOR AIR LINES)		\$3,394.37	\$23,760.59
1	08"	VLV BFV SSTL 08" FLG W/HW OP (FOR AIR LINES)		\$4,462.53	\$4,462.53
		GATE VALVE FLG-HW OP			
2	12"	FLG RW NRS GATE VALVE, C509, DI BODY, BRZ STEM, EPDM DISC, & 316SS HARDWARE		\$2,937.41	\$5,874.82
5	16"	FLG RW NRS GATE VALVE, C509, DI BODY, BRZ STEM, EPDM DISC, & 316SS HARDWARE		\$5,507.43	\$27,537.15
		PLUG VALVE FLG-HAND WHEEL OPER			
13	04"	FLG PLUG VALVE, STD PORT W/ WORM GEAR & HANDWHEEL (DOMESTIC)		\$1,236.98	\$16,080.74
3	06"	FLG PLUG VALVE, STD PORT W/ WORM GEAR & HANDWHEEL (DOMESTIC)		\$1,548.62	\$4,646.46
16	08"	FLG PLUG VALVE, STD PORT W/ WORM GEAR & HANDWHEEL (DOMESTIC)		\$2,370.00	\$37,920.00
3	12"	FLG PLUG VALVE, STD PORT W/ WORM GEAR & HANDWHEEL (DOMESTIC)		\$4,864.74	\$14,594.22
		SWING CHECK			
7	06"	VLV SSTL 06" DOUBLE DISC WAFER CHECK VALVE (FOR AIR LINES)		\$5,792.68	\$40,548.76
3	04"	FLG SWING CHECK VALVE W/ OSL&W (DOMESTIC)		\$2,421.16	\$7,263.48
2	06"	FLG SWING CHECK VALVE W/ OSL&W (DOMESTIC)		\$2,943.37	\$5,886.74
7	08"	FLG SWING CHECK VALVE W/ OSL&W (DOMESTIC)		\$4,201.42	\$29,409.94
2	12"	FLG SWING CHECK VALVE W/ OSL&W (DOMESTIC)		\$11,061.37	\$22,122.74
5	16"	FLG SWING CHECK VALVE W/ OSL&W (DOMESTIC)		\$16,141.05	\$80,705.25
QTY		SMALL DIA VALVES			
YES		IS THIS A BUY AMERICAN PROJECT?			
13	3/4"	304SS 150# THD QUARTER TURN HOSE BIBB W/ VACUUM BREAKER	IMPORT	\$73.92	\$960.96
1		SUPPLY - PROCESS VALVES (<3")			
7	1/2"	VLV SS316 THRD-SOLENOID VALVE 00-1/2"	IMPORT	\$1,348.75	\$9,441.25
		316SS THRD BALL VALVE			
38	1/2"	316SS THRD FULL PORT BALL VALVE, 1 PCS W/ LEVER (QUOTING AN OR EQUAL TO THE SPECIFIED MANUFACTURERS)		\$139.81	\$5,312.78

Priced 13
instead of 6Priced 3
instead of 1

QTY	SIZE	DESCRIPTION	WEIGHT EACH	UNIT \$	EXT \$
1	3/4"	316SS THRD FULL PORT BALL VALVE, 1 PCS W/ LEVER (QUOTING AN OR EQUAL TO THE SPECIFIED MANUFACTURERS)		\$127.79	\$127.79
24	02"	316SS THRD FULL PORT BALL VALVE, 1 PCS W/ LEVER (QUOTING AN OR EQUAL TO THE SPECIFIED MANUFACTURERS)		\$501.91	\$12,045.84
COMBO AIR RELEASE					
11	02"	VLV COMBO AIR RELIEF VALVE 02" THD		\$1,379.68	\$15,176.48
1	LUMP SUM	FREIGHT TO JOB SITE		\$250.00	\$250.00
1	LUMP SUM	LUMP SUM - SUBMITTALS		\$500.00	\$500.00
1	LUMP SUM	LUMP SUM - O&M'S		\$500.00	\$500.00
1		ADDITIONAL WARRANTY ON VALVES <u>(PER SPECIFICATION</u> <u>15100-8, 1.07 A, 3 YEAR FROM DATE OF FINAL PROJECT</u> <u>ACCEPTANCE) (WE ARE OFFERING MAX WARRANTY OF FIVE</u> <u>YEARS FROM DATE OF SHIPMENT</u>		\$38,730.86	\$38,730.86
TOTAL THIS BID ITEM - TAX NOT INCLUDED					<u>\$556,392.36</u>
VALVE TOTAL ALL BID ITEM - TAX NOT INCLUDED					<u>\$555,142.36</u>
MISC TOTAL ALL BID ITEM - TAX NOT INCLUDED					<u>\$1,250.00</u>
GRAND TOTAL ALL BID ITEM - TAX NOT INCLUDED					<u>\$556,392.36</u>

Notes:

- 1 No Spare Parts for any components on take-off are included, unless noted otherwise.
- 2 Electric Actuators are quoted Open/Close service, Unless stated otherwise.
- 3 DeZURIK, APCO standard warranty terms are two years from date of shipment.
An additional 3rd year (36 month) warranty may be purchased at time of order placement only for an additional charge of 2.5% of order, 4th year (48 months) for 5% of net order value, 5th year (60 months) for 7.5% of net order value for a total of five years maximum.

**** DISCLAIMER:**

McDade Waterworks, Inc. reserves the right to increase prices and/or change escalation terms at any time based on the potential of continued cost volatility.

Confidentiality. Both McDade and Customer agree that the terms of this quotation, including the attached pricing are confidential and shall be held in strict confidence by both parties and may not be disclosed unless required by law. Customer agrees not to post or publicly display the terms or the pricing. Customer also agrees that any discussions or negotiations regarding the attached pricing or any changes thereto (including but not limited to future pricing offerings) are also confidential and are pursuant to this provision of confidentiality.

The above quotation is our interpretation of the plans and specifications and should be reviewed by your firm for accuracy. Prices do not include valve boxes, ext. stems, wrenches, start-up services, etc. unless specifically noted in our quotation. Prices are based on full freight allowed truckload shipments to the project. Additional materials ordered will be furnished on a case by case basis.

Terms: Net 30 Days

FOB: S/P - FFA to Jobsite (Based on Terms Above)

Please call should you have any questions or need any additional pricing.

Sincerely,

Christian Fracchia

VALVE PACKAGE BASE BID FORM

Qty	Unit	Size	Valve Type	Operator	Connection	Unit Price	Total Price
BUTTERFLY VALVES							
6	EA	30"	BUTTERFLY	HANDWHEEL	FLG	24,686.32	148,117.92
CHECK VALVES							
3	EA	4"	CHECK	SWING/LEVER	FLG	2,421.16	7,263.48
2	EA	6"	CHECK	SWING/LEVER	FLG	2,943.37	5,886.74
5	EA	16"	CHECK	SWING/LEVER	FLG	16,141.05	80,705.25
GATE VALVES							
4	EA	4"	GATE	NUT	MJ		
5	EA	16"	GATE	HANDWHEEL	FLG	5,507.43	27,537.15
2	EA	30"	GATE	ACTUATED	MJ		
1	EA	30"	GATE	NUT	MJ		
PLUG VALVES							
6	EA	4"	PLUG	HANDWHEEL	FLG	1,236.98	7,421.88
1	EA	6"	PLUG	NUT	MJ		
3	EA	6"	PLUG	HANDWHEEL	FLG	1,548.82	4,646.46
14	EA	8"	PLUG	NUT	MJ		
16	EA	8"	PLUG	HANDWHEEL	FLG	2,370.00	37,920.00
15	EA	12"	PLUG	NUT	MJ		
1	EA	12"	PLUG	HANDWHEEL	FLG	4,864.74	4,864.74 4,864.74
1	EA	20"	PLUG	NUT	MJ		
3	EA	36"	PLUG	NUT	MJ		
1	EA	18"	PLUG	NUT	MJ		
TAPPING VALVES							
1	EA	12"	TAPPING	NUT	FLG x MJ		
1	EA	16"	TAPPING	NUT	FLG x MJ		
1	EA	18"	TAPPING	NUT	FLG x MJ		

Total Bid Price

CONNER SIMMONS 10/21/25

BID QUALIFICATION CHECK

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Work Authorization No. 8 for Halff Engineering to Design, Bid, Permit, and Perform Administration for the Gamble Street Water Main Replacement for the Amount of \$93,564.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity: Halff Engineering

Effective Date: 11/18/2025

Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds for this project were budgeted in account 401-533-60-6350 (Loop/Upgrade Water Mains).

HISTORY/FACTS/ISSUES:

Staff have investigated and identified the need to replace the 6" water main on south Gamble Street between Huey Street and Rutland Street. The pipe is composed of cement and black iron. It has caused water quality issues for customers over time. Upon the completion of the investigation, staff reached out to the City's on-call engineering company, Halff Engineering, and requested a proposal to design, bid, permit, and perform construction administration for the replacement and upgrade of the 6" water main to 8" PVC. This project will not only improve water quality in the area, but also improve fire flows in the downtown area. Attached is WA No. 8 for Halff Engineering to complete this work for the amount of \$93,564.00.



Via Email

August 15, 2025

Jason Martin
Deputy Director, Utilities
City of Wildwood
711 Huey Street
Wildwood, FL 34785

RE: Work Authorization No. 8: Gamble Street Water Main Replacement

PROFESSIONAL SERVICES PROPOSAL/AGREEMENT

Halff Associates, Inc. is pleased to submit this Proposal to the City of Wildwood for professional services related to the Gamble Street Water Main Replacement project. The project includes design of a new 8" water main along Gamble Street from Huey Street to Rutland Street, new 6" water main along Hall Street from Gamble Street to South Old Wire Road, and new 8" water main on Rutland Street from Gamble Street to the existing point of connection approximately 200 LF to the west for a total project length of approximately 3,400 LF. The following tasks are proposed as part of the project:

PHASE 100 SUBSURFACE UTILITY ENGINEERING

Halff will subcontract with Precise Locating Services, Inc. to designate the horizontal positions of underground utilities within the full right of way of Gamble Street, Hall Street, and Rutland Street within the limits of the project.

FEE: \$5,555.00

PHASE 200 TOPOGRAPHIC / ROUTE SURVEY

Halff will prepare a Route Survey of the full right of way of Gamble Street, Hall Street, and Rutland Street within the limits of the project for engineering design of the water main. The survey will include spot elevations to determine 1-foot contour intervals. The survey will also include establishing the public rights of way. All surface improvements will be located within the right of way including any ditches, evidence of utilities flagged or marked, above ground utilities, driveways, sidewalks, mailboxes, fences and trees. Invert elevations on existing sewer manholes and storm structures will be measured and shown on the survey.

FEE: \$38,489.00

PHASE 300 UTILITY ENGINEERING DESIGN

Halff will prepare engineering drawings and specifications for the proposed water main. Progress submittals will be provided at the 60%, 90%, and 100% design milestones, along with an opinion of probable construction cost. The water main design will meet all FDEP, and City of Wildwood design standards. It is anticipated that the water main will be constructed via open trench. Specifications will be prepared in the 16 Division CSI format.



Front end Division 0 specifications will be provided by the City's Purchasing Department. Internal quality assurance and quality control activities for the waterline design are included in this Task.

FEE: \$25,916.00

PHASE 400 UTILITY PERMITTING

Halff will prepare the Florida Department of Environmental Protection "Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs" and make submittal to FDEP along with the required supporting documentation. Halff will also respond to Requests for Additional Information received from FDEP.

The City of Wildwood will pay the applicable permit application fees.

FEE: \$1,848.00

PHASE 500 BIDDING SERVICES

Halff will provide the following bidding services as part of this task:

- Attend the pre-bid meeting and site visit and prepare minutes of the meeting.
- Prepare addenda and respond to questions received from bidders.
- Attend the bid opening and evaluate qualifications of the low bidder.
- Provide a recommendation of bid award.
- Prepare conformed drawings and specifications.

FEE: \$3,520.00

PHASE 600 CONSTRUCTION ADMINISTRATION

Halff will provide construction administration services for the project including:

- Attending the pre-construction meeting and prepare minutes of the meeting.
- Conducting weekly inspections of the project progress (8 hours per month assuming a construction period of 4 months).
- Reviewing shop drawing submittals.
- Reviewing results of testing, including density and pressure testing.
- Responding to requests for information (RFIs).
- Submit Final Clearance application to FDEP.

FEE: \$16,236.00

PHASE 9999 REIMBURSABLES

Costs for reimbursables, including printing, copying, blueprints, binding, etc., will be billed at cost.

FEE: \$2,000.00



Our fees for the described services are outlined in the following table. We have provided “Lump Sum Fees” for the services identified in the Scope of Work. Lump Sum Fees do not include Reimbursable Expenses directly associated with the project (travel, mileage, reproduction, supplies, and other non-labor reimbursable costs.) Our fee schedule is as follows:

SUMMARY FEE SCHEDULE

PHASE	AMOUNT
PHASE 100	\$ 5,555.00
PHASE 200	\$ 38,489.00
PHASE 300	\$ 25,916.00
PHASE 400	\$ 1,848.00
PHASE 500	\$ 3,520.00
PHASE 600	\$ 16,236.00
PHASE 9999	\$ 2,000.00
TOTAL	\$ 93,564.00

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING ITEMS:

1. Right-of-way and/or easement acquisition services (all proposed improvements anticipated to be installed within existing rights-of-way)
2. Sketch/legals for utility easements or right-of-way acquisition
3. Hydraulic modeling
4. Geotechnical Investigation
5. Environmental Assessment

Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized, and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

APPROVED

Engineer: Halff Associates, Inc.

Signature: Michael Scullion

Name: Michael Scullion, P.E.

Title: Senior Team Leader, AVP

Date: August 15, 2025

APPROVED

Client:

Signature: _____

Name: _____

Title: _____

Date: _____

CLIENT INFORMATION FORM

To assist Halff Associates, Inc., to prepare the requested proposal, please complete the information below:

PRINT NAME & TITLE: _____

COMPANY NAME: _____

BILLING ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

BILLING CONTACT NAME & TITLE: _____

BILLING CONTACT EMAIL: _____

BILLING CONTACT PHONE: _____

CLIENT REPRESENTATIVE: _____

IS CLIENT THE OWNER OF THE SUBJECT PROPERTY?

YES: _____ NO: _____

(If no, Halff Associates, Inc., reserves the right to require a retainer prior to commencing services.)

Is the property accessible? _____

If gated/locked, who shall Halff Associates, Inc. contact to gain access to the property?

NAME AND PHONE NUMBER: _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: _____

DATE: _____

Exhibit A: Fee Estimate Breakdown
WA 8_Gamble Street Water Main Replacement

PHASE	Principal/ Officer	Senior Prof Engineer	Engineer Intern	Senior Tech	Project Technician	Survey Manager	Professional Surveyor	3 Man Field Crew	Senior Survey Tech	Sub Consultant	Staff Hours By Activity	Total Task Fee
	\$330.00	\$286.00	\$121.00	\$137.50	\$99.00	\$231.00	\$192.50	\$258.50	\$137.50	\$		
PHASE 100 Subsurface Utility Engineering										\$5,555.00	0	\$5,555.00
PHASE 200 Route Survey					18	17	20	80	60		195	\$38,489.00
PHASE 300 Utility Engineering Design	4	20		120	24						168	\$25,916.00
PHASE 400 Utility Permitting		2	4		8						14	\$1,848.00
PHASE 500 Project Bidding		4	4	8	8						24	\$3,520.00
PHASE 600 Construction Administration		16	80		20						116	\$16,236.00
PHASE 9999 Reimbursables											0	\$2,000.00
Total Staff Hours	4	42	88	128	78	17	20	80	60		517	
Total Staff Cost	\$1,320.00	\$12,012.00	\$10,648.00	\$17,600.00	\$7,722.00	\$3,927.00	\$3,850.00	\$20,680.00	\$8,250.00	\$5,555.00		\$93,564.00

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: 5,000' Of Gravity Sewer Main Cleaning and CCTV for Future Lining for the Amount of \$37,000.00

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Engineered Spray Solutions
Effective Date: 11-10-2025 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted project in the 25/26 fiscal year budget. Funds for this project are allocated in account 401-535-60-6610 (Sewer System Renewal & Replace).

HISTORY/FACTS/ISSUES:

Due to age and gases, the City's gravity sewer system needs continuous annual maintenance. The Utility department has identified approximately 5,000 linear feet of 10-inch to 12-inch gravity sewer main pipe located along US 301 that needs to be lined in place as part of our programmed annual maintenance to reduce inflow and infiltration (I&I). This request is to have the line cleaned and videoed to establish the amount of restoration needed to line the pipe. Due to the line's location in the middle of SR 301, Staff recommend approval to have Engineered Spray Solutions conduct the cleaning and CCTV for the amount of \$37,000.00. See attached quote and JEA piggyback contract (JEA11199).



1306 Banana Road, Lakeland, Florida 33810

Office • 863-577-4821

November 5, 2025

To: John Cornell
City of Wildwood Utilities
711 Huey St,
City of Wildwood, FL32785

Project: City of Wildwood- 5,0000 Linear Feet of gravity main to be Inspected Only

Pricing for this proposal and scope of work is based upon the Jacksonville Electric Authority unit price schedule for sanitary sewer rehabilitation bid JEA11199. The contract was approved and ratified by JEA on August 18th, 2022.

- Mobilization of competent crew and capable equipment to the City of Wildwood, FL project sites.
- 5,000 Linear feet of graving main to be CCTV only.
- No Cleaning is Accounted for
- CCTV accounted for.
- Post CCTV footage to be delivered to client upon completion of job.
- Provide Maintenance of Traffic as needed.
- Bypassing has not been accounted for in this proposal.
- Two to four (2-4) days of work estimated to complete this project.

Included: ESS professional crew and equipment, MOT, CCTV

Exclusions: Dewatering, bonding, Bypassing of any Wastewater, Cleaning of Sewer Lines

Notes: Standby of crew for situations beyond our control could result in additional charges. Any items not included in the above Scope of Work are considered excluded and would be completed only by approved change order. Project is bid based on standard daylight work hours. Balance is due upon completion. Proposal price is valid for 30 days.

City of Wildwood- CCTV Project

5,000LF of CCTV- \$37,000.00

Total - \$37,000.00

Respectfully Submitted,

Christian Hubbard

Christian Hubbard

Business Development

(863) 999-2790

chubbard@ess-1.net

It is mutually understood that in undertaking to correct/repair conditions present, other conditions that were hidden may become known. Such consequences will be beyond ESS's control, and ESS assumes no responsibility for such consequences. ESS will however, use its best skills and experience to avoid or minimize them. The owner assumes responsibility for any hazardous waste uncovered at this site.

1. The *buyer* has furnished pre-bid information used in planning the work covered in this proposal to ESS, and ESS assumes no responsibility for its accuracy. If the conditions are not in accordance with the information furnished to ESS by the *buyer* or others, the recommended procedures and scope of work in this proposal may not apply. The *buyer* will reimburse any additional expenses incurred by ESS as a result of this difference to ESS.
2. Any items of work not specifically included in this proposal shall not be the responsibility of ESS. Any alteration or deviation from the attached or referenced specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above this proposal. All agreements are contingent upon strikes, accidents, or delays beyond our control.
3. It is mutually agreed that ESS shall retain all rights conferred upon it by the lien statutes of any State, Federal, or Territorial Government and will exercise lien rights if necessary. If ESS is not paid when required by this contract, interest of 1.5% will be charged per month. If the delinquent amount is referred to an attorney for collection, the buyer will pay all costs of collection including reasonable attorney fees and court costs. Should any legal action be required as a result of this contract, venue for such action shall be Polk County, Florida.
4. Our proposal is based on carrying out the work in a continuous manner during regular working hours. Should our work be delayed or interrupted for any reason beyond our control we will be compensated for standby of the crew and equipment.
5. If conditions beyond ESS's control make it impossible for us to render performance as specified, and buyer elects to terminate the contract, ESS will be entitled to a cancellation charge for any job set-up, in addition to reimbursement in full for all of ESS's costs (including labor, materials, and overhead), plus reasonable profit for all work performed to date of written notification by the buyer.

By executing this contract, owner agrees that all vendor requirements, including but not limited to pre-qualification, insurance, W-9, etc., have been adequately met.

1410804046 Appendix B - Bid Workbook for JEA Wildwood 301 CCTV Only

Spec No. column values beginning with "2" refer to a paragraph in the solicitation.

Spec No. column values beginning with "9" refer to SPECIAL CONDITION ITEM 900 SERIES in Appendix A - Technical Specifications.

Company name					Engineered Spray Solutions LLC	
Item No.	Spec No.	Est. Qty.	Unit	Description	Unit Price	Annual Extended Price
1		0.00	EA	Mobilization (per 8-10- Manholes)	\$12,500.00	\$0.00
2		0.00	SF	Surface Preparation - Existing Fiberglass liner	\$12.00	\$0.00
3		0.00	SF	Removal of Existing Epoxy or Polyurea Liners	\$38.00	\$0.00
4		0.00	EA	Bench and Invert Channel Repair	\$1,450.00	\$0.00
5		0.00	GAL	Chemical Grouting Sealing	\$195.00	\$0.00
6		0.00	EA	Install/Replace Inside Drop System, <=8"	\$1,200.00	\$0.00
7		0.00	EA	Install/Replace Inside Drop System, >=10"	\$1,600.00	\$0.00
8		0.00	SF	Installing Corrosion Inhibiting Coating on New Manhole	\$44.00	\$0.00
9		0.00	SF	Installing Corrosion Inhibiting Coating on Existing Manhole	\$56.00	\$0.00
10		0.00	SF	Install Polyurethane Structural Coating, Minimum Thickness 250 mil base	\$80.00	\$0.00
11		0.00	SF	Install Polyurethane Structural Coating, Additional 0.125-in of thickness	\$18.00	\$0.00
12		0.00	EA	Manhole Inspection Level 2 with 3D scan and imagery	\$325.00	\$0.00
				Cash Allowances		
		1.00	LS	CCTV	\$37,000.00	\$37,000.00
		0.00	LS	Miscellaneous Allowance		\$0.00
SubTotal Bid Price						\$37,000.00
				Bond at 1.5%		
				Total		\$37,000.00

**CONTRACT
BETWEEN
JEA
AND
ENGINEERED SPRAY SOLUTIONS, LLC.
JEA CONTRACT # JEA11199**

THIS CONTRACT is made and entered into as of the 1st day of October, 2022 (the “**Effective Date**”) by and between **JEA**, a body politic and corporate in the City of Jacksonville, Florida (“**JEA**”) and, **ENGINEERED SPRAY SOLUTIONS, LLC.**, a Florida Limited Liability Company authorized to conduct business in the state of Florida with its principal address at 1306 BANANA RD, LAKELAND, Florida, 33810, United States (“**Company**”).

WHEREAS, JEA issued a Solicitation 1410804046 for “**Sanitary Sewer Manhole Structural Rehabilitation and Repair**”, as amended by Addendum Number One dated August 18, 2022, and Addendum Number Two dated September 02, 2022 (the “**Solicitation**”); and

WHEREAS, based on Company’s response to the Solicitation (the “**Response**”), on **October 06, 2022**, JEA’s Awards Committee awarded a contract to Company to provide certain services to JEA as described in the Solicitation (the “**Work**”);

NOW THEREFORE, in consideration of the mutual covenants contained below, JEA and Company agree as follows:

- 1. Engagement and Performance of Work.** JEA engages Company to perform the Work, and Company shall perform the Work in accordance with the terms and conditions of this Contract.
- 2. Compensation.** JEA shall pay the Company for the Work in accordance with the terms of the Solicitation and the pricing attached to this Contract as **Exhibit A**.
- 3. Maximum Indebtedness.** JEA’s maximum indebtedness for all fees, costs, expenses and all other amounts payable under this Contract shall be a fixed monetary amount not-to-exceed **Four Million and 00/100 Dollars (\$4,000,000.00)**. All amounts payable under this Contract are contingent upon the existence of lawfully appropriated funds therefor.
- 4. Term.** The term of this Contract shall commence on the Effective Date and shall continue through **September 30, 2025**, unless sooner terminated in accordance with the terms of the Solicitation. JEA shall have the right, in its sole discretion, to renew this Contract for up to two (2) additional terms of one (1) year(s) each.
- 5. Contract Documents.** This Contract consists of the following documents which are incorporated by reference as if fully set forth herein and which, in case of conflict, shall have priority in the order listed below:

- This document (including all attachments and exhibits hereto), as modified by any subsequently signed amendments
- Any Addenda to the Solicitation issued by JEA
- The Solicitation as originally issued by JEA, including all amendments, technical specifications, appendices and exhibits thereto
- JEA Purchase Order
- The Response, provided, however, that any terms in the Response that are inconsistent with the Solicitation shall not be included in this Contract, unless expressly agreed to in writing by JEA

6. Notices.

All notices under this Contract shall be in writing and shall be delivered by email (delivery receipt requested), certified mail (return receipt requested), or by other delivery with receipt to the following:

As to JEA:

JEA
21 W. Church Street
Jacksonville, Florida 32202
Attn: Justin B. Sencer

and to:

JEA
21 W. Church Street, CC-6
Jacksonville, Florida 32202
Attn: Heather Beard, Procurement Contract Administration
bearhb@jea.com

As to the Company:

ENGINEERED SPRAY SOLUTIONS LLC
1306 BANANA RD, LAKE LAND, Florida, 33810, United States
Attn: JIM COLLIER
Email: jcollier@ess-1.net

7. Authority. Company represents and warrants to JEA that Company has full right and authority to execute and perform its obligations under this Contract, and Company and the person(s) signing this Contract on Company's behalf represent and warrant to JEA that such person(s) are duly authorized to execute this Contract on Company's behalf without further consent or approval by anyone. Company shall deliver to JEA promptly upon request all documents reasonably requested by JEA to evidence such authority.

8. Entire Agreement. This Contract constitutes the entire agreement between the parties hereto for the Work to be performed and furnished by the Company. No statement,

representation, writing, understanding, agreement, course of action or course of conduct, made by either party or any representative of either party, which is not expressed herein shall be binding. Company may not unilaterally modify the terms of this Contract by affixing additional terms to materials delivered to JEA (e.g., “shrink wrap” terms accompanying or affixed to a deliverable) or by including such terms on a purchase order or payment document. Company acknowledges that it is entering into this Contract for its own purposes and not for the benefit of any third party.

9. Amendments. All changes to, additions to, modifications of, or amendment to this Contract, or any of the terms, provisions and conditions hereof, shall be binding only when in writing and signed by the authorized officer, agent or representative of each of the parties to this Contract.

10. Counterparts. This Contract, and all amendments hereto, may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. This Contract may be delivered by facsimile or by email transmittal of a PDF image, and such facsimile or PDF counterparts shall be valid and binding on JEA and Company with the same effect as if original signatures had been exchanged.

[Remainder of page left blank intentionally. Signature page follows immediately.]

IN WITNESS WHEREOF, JEA and Company have duly executed this Contract as of the Effective Date.

JE A:

JE A

Signature:



Signed on Oct 19,2022 | 19:18:41 (GMT -5:00)

Email: gleejs@jea.com
Name: Jenny McCollum
Title: Director, Procurement Services
Date: Oct 19,2022 | 19:18:41 (GMT -5:00)

WITNESS:

JE A

Signature:



Signed on Oct 10,2022 | 13:47:34 (GMT -5:00)

Email: talljb@jea.com
Name: Jessica Talley
Title: Contracts Assistant
Date: Oct 10,2022 | 13:47:34 (GMT -5:00)

COMPANY:

ENGINEERED SPRAY SOLUTIONS, LLC

Signature:

JIM COLLIER

Signed on Oct 10,2022 | 13:37:40 (GMT -5:00)

Email: JCOLLIER@ESS-1.NET
Name: JIM COLLIER
Title: Authorized Representative
Date: Oct 10,2022 | 13:37:40 (GMT -5:00)

FORM APPROVED:

JE A

Signature:



Signed on Oct 19,2022 | 18:49:42 (GMT -5:00)

Email: lavirc@jea.com
Name: Rebecca Lavie
Title: Assistant General Counsel
Date: Oct 19,2022 | 18:49:42 (GMT -5:00)

Exhibit A

Appendix B - Bid Forms
1410804046 Sanitary Sewer Manhole Structural Rehabilitation and Repair

Submit the Bid electronically as described in section 1.1.3 of the Solicitation.

Company Name: Engineered Spray Solutions LLC

Company's Address: 1306 Banana Road, Lakeland Florida 33810

License Number: CGC 1504067

Phone Number: 863-577-4821 FAX No: Email Address: jcollier@ess-l.net

BID SECURITY REQUIREMENTS ☐ None required ☒ Certified Check or Bond (Five Percent (5%))		TERM OF CONTRACT ☐ One Time Purchase ☐ Annual Requirements ☒ Other, Specify - Project Completion	
SAMPLE REQUIREMENTS ☒ None required ☐ Samples required prior to Bid Opening ☐ Samples may be required subsequent to Bid Opening		SECTION 255.05, FLORIDA STATUTES CONTRACT BOND ☐ None required ☒ Bond required 100% of Bid Award	
QUANTITIES ☐ Quantities indicated are exacting ☒ Quantities indicated reflect the approximate quantities to be purchased Throughout the Contract period and are subject to fluctuation in accordance with actual requirements.		INSURANCE REQUIREMENTS Insurance required	
PAYMENT DISCOUNTS ☒ 1% 20, net 30 ☐ 2% 10, net 30 ☐ Other ☐ None Offered			
ENTER YOUR BID FOR SOLICITATION 1410804046		TOTAL BID PRICE	
Total Bid Price (enter total from cell H23 in the Bid Workbook)		\$28,753,050.00	
☒ I have read and understood the Sunshine Law/Public Records clauses contained within this solicitation. I understand that in the absence of a redacted copy my proposal will be disclosed to the public "as-is".			
BIDDER CERTIFICATION			
By submitting this Bid, the Bidder certifies that it has read and reviewed all of the documents pertaining to this Solicitation, that the person signing below is an authorized representative of the Bidding Company, that the Company is legally authorized to do business in the State of Florida, and that the Company maintains in active status an appropriate contractor's license for the work (if applicable). The Bidder also certifies that it complies with all sections (including but not limited to Conflict Of Interest and Ethics) of this Solicitation.			
We have received addenda _____ 1 _____ through _____ 2 _____		 Handwritten Signature of Authorized Officer of Company or Agent 9/13/22 Date James J Collier Printed Name and Title	

1410804046 Appendix B - Bid Workbook Sanitary Sewer Manhole Structural Rehabilitation and Repair (Only complete the Prices in Yellow Cells)							
Spec No. column values beginning with "2" refer to a paragraph in the solicitation. Spec No. column values beginning with "9" refer to SPECIAL CONDITION ITEM 900 SERIES in Appendix A - Technical Specifications.							
Company name					Engineered Spray Solutions LLC		
Item No.	Spec No.	Est. Qty.	Unit	Description	Unit Price	Annual Extended Price	3 Year Extended Price
1	901	45	EA	Mobilization	\$12,500.00	\$562,500.00	\$1,687,500.00
2	902	4,000	SF	Surface Preparation - Existing Fiberglass liner	\$12.00	\$48,000.00	\$144,000.00
3	903	13,000	SF	Removal of Existing Epoxy or Polyurea Liners	\$38.00	\$494,000.00	\$1,482,000.00
4	904	120	EA	Bench and Invert Channel Repair	\$1,450.00	\$174,000.00	\$522,000.00
5	905	2,235	GAL	Chemical Grouting Sealing	\$195.00	\$435,825.00	\$1,307,475.00
6	906	55	EA	Install/Replace Inside Drop System, <=8"	\$1,200.00	\$66,000.00	\$198,000.00
7	906	20	EA	Install/Replace Inside Drop System, >=10"	\$1,600.00	\$32,000.00	\$96,000.00
8	907	4,000	SF	Installing Corrosion Inhibiting Coating on New Manhole	\$44.00	\$176,000.00	\$528,000.00
9	907	7,000	SF	Installing Corrosion Inhibiting Coating on Existing Manhole	\$56.00	\$392,000.00	\$1,176,000.00
10	908	54,000	SF	Install Epoxy, Polyurea or Polyurethane Structural Coating, Minimum Thickness	\$80.00	\$4,320,000.00	\$12,960,000.00
11	908	63,000	SF	Install Epoxy, Polyurea or Polyurethane Structural Coating, Additional 0.125-in of thickness	\$36.00	\$2,268,000.00	\$6,804,000.00
12	909	357	EA	Manhole Inspection Level 2 with 3D scan and imagery	\$325.00	\$116,025.00	\$348,075.00
				Cash Allowances			
	910	1	LS	Bypass Pumping Service Allowance	\$200,000.00	\$200,000.00	\$600,000.00
	911	1	LS	Maintenance of Traffic Allowance	\$200,000.00	\$200,000.00	\$600,000.00
	2.14.4	1	LS	SWA Allowance	\$100,000.00	\$100,000.00	\$300,000.00
Total Bid Price (transfer total to Page 1 Appendix B - Bid Form)						\$28,753,050.00	

Audit Summary for Contract number JEA11199, titled Sanitary Sewer Manhole Structural Rehabilitation and Repair

Report Time

10/19/2022 | 23:18:47 (GMT)

Agreement Name

Contract number JEA11199, titled Sanitary
Sewer Manhole Structural Rehabilitation and
Repair

Document Created Time

10/10/2022 | 13:48:51 (GMT)

Document Created By

Jessica Talley (talljb@jea.com)

Document Sent Time

10/10/2022 | 13:48:51 (GMT)

Transaction ID

b93df536-ad22-414b-916d-3c32bf8ed116

Documents

1665409712285.pdf

Recipients

JIM COLLIER (JCOLLIER@ESS-1.NET),
Jessica Talley (talljb@jea.com), Rebecca
Lavie (lavirc@jea.com), Jenny McCollum
(gleejs@jea.com)

Document Status

Completed

Document Status Action Time

10/19/2022 | 23:18:47 (GMT)

Number of Signatures

4

Number of Initials

0

Number of Stamps

0

Number of Pages in Document

7

CC Users

Audit Events

- Document created by Jessica Talley (talljb@jea.com) via API integration user Heather Beard (bearhb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 13:48:51 (GMT)	207.211.63.71	-	-	-

- Document emailed by Jessica Talley (talljb@jea.com) via API integration user Heather Beard (bearhb@jea.com)
Sent to - JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 13:48:56 (GMT)	-	-	-	-

- Email link authenticated by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:09:28 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Document viewed by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:09:28 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Certinal eSign Terms of Use, User Disclosure and Privacy Policy associated with this document have been agreed by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:40 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Document eSigned by JIM COLLIER (JCOLLIER@ESS-1.NET)
Signature Method - Signature Typed

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:40 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Email link authenticated by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:45 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Document viewed by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:45 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Document emailed
Sent to - Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:49 (GMT)	-	-	-	-

- Email link authenticated by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:51 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Document viewed by JIM COLLIER (JCOLLIER@ESS-1.NET)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:37:51 (GMT)	97.78.136.234	-	Chrome 106	Windows 10

- Email link authenticated by Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:23 (GMT)	12.139.123.91	-	Chrome 105	Windows 10

- Document viewed by Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:24 (GMT)	12.139.123.91	-	Chrome 105	Windows 10

- Email link authenticated by Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:27 (GMT)	54.165.109.22	-	Chrome 105	Windows 10

- Document viewed by Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:28 (GMT)	54.165.109.22	-	Chrome 105	Windows 10

- Certinal eSign Terms of Use, User Disclosure and Privacy Policy associated with this document have been agreed by Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:35 (GMT)	12.139.123.91	-	Chrome 105	Windows 10

- Document eSigned by Jessica Talley (talljb@jea.com)
Signature Method - Signature Typed (Pre-Saved)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:35 (GMT)	12.139.123.91	-	Chrome 105	Windows 10

- Document emailed
Sent to - Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/10/2022 17:47:42 (GMT)	-	-	-	-

- Reminder mail sent to Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/13/2022 22:48:34 (GMT)	-	-	-	-

- Email link authenticated by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:44:41 (GMT)	12.139.123.91	-	Chrome 104	Windows 10

- Document viewed by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:44:42 (GMT)	12.139.123.91	-	Chrome 104	Windows 10

- Email link authenticated by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:44:47 (GMT)	23.21.227.46	-	Chrome 104	Windows 10

- Document viewed by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:44:47 (GMT)	23.21.227.46	-	Chrome 104	Windows 10

- Email link authenticated by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:45:24 (GMT)	64.120.28.53	-	Chrome 104	Windows 10

- Document viewed by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:45:26 (GMT)	64.120.28.53	-	Chrome 104	Windows 10

- Certinal eSign Terms of Use, User Disclosure and Privacy Policy associated with this document have been agreed by Rebecca Lavie (lavirc@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:49:42 (GMT)	12.139.123.91	-	Chrome 104	Windows 10

- Document eSigned by Rebecca Lavie (lavirc@jea.com)
Signature Method - Signature Typed

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:49:42 (GMT)	12.139.123.91	-	Chrome 104	Windows 10

- Document emailed
Sent to - Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 22:49:52 (GMT)	-	-	-	-

- Email link authenticated by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:00 (GMT)	67.190.249.60	-	Chrome Mobile 106	iOS 16

- Document viewed by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:00 (GMT)	67.190.249.60	-	Chrome Mobile 106	iOS 16

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Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:04 (GMT)	52.73.188.4	-	Chrome Mobile 106	iOS 16

• Document viewed by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:04 (GMT)	52.73.188.4	-	Chrome Mobile 106	iOS 16

• Email link authenticated by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:39 (GMT)	85.114.136.119	-	Chrome 104	Windows 10

• Document viewed by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:17:42 (GMT)	85.114.136.119	-	Chrome 104	Windows 10

• Certinal eSign Terms of Use, User Disclosure and Privacy Policy associated with this document have been agreed by Jenny McCollum (gleejs@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:18:41 (GMT)	67.190.249.60	-	Chrome Mobile 106	iOS 16

• Document eSigned by Jenny McCollum (gleejs@jea.com)
Signature Method - Signature Drawn (Pre-Saved)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:18:41 (GMT)	67.190.249.60	-	Chrome Mobile 106	iOS 16

• Final Agreement Emailed
Sent to - Jenny McCollum (gleejs@jea.com)
JIM COLLIER (JCOLLIER@ESS-1.NET)
Rebecca Lavie (lavirc@jea.com)
Jessica Talley (talljb@jea.com)

Time	IP Address	Geolocation	Browser	OS
10/19/2022 23:18:47 (GMT)	-	-	-	-

End of Report

Sender Assigned Fields To Recipients

Recipient	Field	Required	PDF Page No.	Value	Activity Time
JIM COLLIER (JCOLLIER@ESS-1.NET)	Field Type: Signature Field Name: null	Yes	Page No.: 4	JIM COLLIER Signed on Oct 10,2022 13:37:40 (GMT -5:00)	10/10/2022 17:37:42 (GMT)
JIM COLLIER (JCOLLIER@ESS-1.NET)	Field Type: Title Field Name: null	Yes	Page No.: 4	Authorized Representative	10/10/2022 17:37:42 (GMT)
JIM COLLIER (JCOLLIER@ESS-1.NET)	Field Type: Signed Date Field Name: null	Yes	Page No.: 4	Oct 10,2022 13:37:42 (GMT -5:00)	10/10/2022 17:37:42 (GMT)
Jessica Talley (talljb@jea.com)	Field Type: Signature Field Name: null	Yes	Page No.: 4	<i>Jessica Talley</i> Signed on Oct 10,2022 13:47:34 (GMT -5:00)	10/10/2022 17:47:37 (GMT)
Jessica Talley (talljb@jea.com)	Field Type: Signed Date Field Name: null	Yes	Page No.: 4	Oct 10,2022 13:47:37 (GMT -5:00)	10/10/2022 17:47:37 (GMT)
Rebecca Lavie (lavirc@jea.com)	Field Type: Signature Field Name: null	Yes	Page No.: 4	<i>Rebecca Lavie</i> Signed on Oct 19,2022 18:49:42 (GMT -5:00)	10/19/2022 22:49:45 (GMT)
Rebecca Lavie (lavirc@jea.com)	Field Type: Signed Date Field Name: null	Yes	Page No.: 4	Oct 19,2022 18:49:45 (GMT -5:00)	10/19/2022 22:49:45 (GMT)
Jenny McCollum (gleejs@jea.com)	Field Type: Signature Field Name: null	Yes	Page No.: 4	<i>JMcCollum</i> Signed on Oct 19,2022 19:18:41 (GMT -5:00)	10/19/2022 23:18:43 (GMT)
Jenny McCollum (gleejs@jea.com)	Field Type: Signed Date Field Name: null	Yes	Page No.: 4	Oct 19,2022 19:18:43 (GMT -5:00)	10/19/2022 23:18:43 (GMT)

Parties accepted the User Disclosure: JIM COLLIER (JCOLLIER@ESS-1.NET), Jessica Talley (talljb@jea.com), Rebecca Lavie (lavirc@jea.com), Jenny McCollum (gleejs@jea.com)

Company and its Users' Disclosure Regarding Conducting Business Electronically, and Signing Documents Electronically

By using Certinal Application, you hereby specifically provide your consent to use Certinal Application for receiving notifications electronically and/or electronically signing e-documents rather than executing those documents through wet signatures. If you do not wish to receive notifications electronically and/or execute e-documents by applying electronic signatures, then you may withdraw your consent in following manner:

- You may notify the sender by writing email to the sender of e-document that you do not wish to execute e-documents by applying electronic signatures.
- You may write email to the sender of e-document and ask the sender to provide print of the document for executing the same by applying wet signatures.
- You yourself may download the document from Certinal Application and print the same for executing it by applying wet signatures.

Any such action of yours by which you do not proceed to electronically sign e-documents shall be construed as withdrawal of your consent to electronically sign e-documents.

You may be required to pay to the sender for executing hard copy of the document through wet signatures needs to be settled between you and the sender. Certinal is not liable in any manner whatsoever related to any such cost if any incurred by you.

After withdrawal of such consent if at any time in future you again use the Certinal Application either to electronically sign the same document for which you had earlier withdrawn your consent or you use the Certinal Application to sign any other new document then by such act of yours you acknowledge that you are consenting to use Certinal Application for electronically signing e-documents.

Following are the system requirements for using Certinal Application.

System Requirements	
RAM Requirements	Minimum: 8GB Recommended: 16GB
Hard Disk Requirements	100GB
Supported Operating system	MAC OS X v11 or later and Windows 8, 10
Supported Browser	<i>*Edge Chromium based browser Recommended</i> Edge Version 81.0.416.58 + Firefox Version 75.0 + Chrome 78.0.3904.97 + Safari 11 +
System Resolution	1920*1080, 1024*768, 1152*864, 1366*768, 1440x900, 2560*1600, 3072*1920
Additional Hardware/Software Requirements	4 Cores (CPU)

Please note that Edge Chromium based browser, Firefox, and Chrome are evergreen browsers with automatic updates. Support is provided for two of their latest stable releases. The supported versions will change as and when they release a new version.

Following are the document formats supported for electronic signature.

- PDF (.pdf)
- Word (.doc and .docx)
- Graphics (.tif, .jpg, .jpeg, .gif, .bmp, and .png)

You are required to have Acrobat® or similar software applications to view electronically signed document.

Sanitary Sewer Manhole Structural Rehabilitation and Repair

**AMENDMENT # 6
TO CONTRACT # JEA11199
BETWEEN
JEA
AND
ENGINEERED SPRAY SOLUTIONS LLC**

THIS AMENDMENT NUMBER 6 (“Sixth Amendment”) is made and entered into this 4th day of September, 2025, (the “Effective Date”), by and between **JEA**, a body politic and corporate located at 225 N. Pearl St., Jacksonville, Florida, 32202, and **ENGINEERED SPRAY SOLUTIONS LLC**, a Florida corporation authorized to perform work in the State of Florida, with a principal address of 1306 BANANA RD, LAKELAND, Florida, 33810, United States (the “Company”).

RECITALS:

WHEREAS, on **October 01, 2022**, the parties made and entered into an agreement (the “Original Agreement”) under which Company agreed to provide “**Sanitary Sewer Manhole Structural Rehabilitation**” (the Work), to JEA until **September 30, 2025**, (the “Term”), with the option of two (2), one (1) year renewals, with a maximum indebtedness of **Four Million and 00/100 Dollars (\$4,000,000.00)** (the “Maximum Indebtedness”); and

WHEREAS, on **October 19, 2022**, JEA corrected the Original Agreement, Exhibit A, Page 2 for Item No. # 11 and revised the Unit Price from \$36.00 to \$18.00; and

WHEREAS, on **November 04, 2022**, JEA revised the Original Agreement to include Payment & Performance Bonds in the amount of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**; and

WHEREAS, on **March 18, 2025**, JEA increased the Maximum Indebtedness in the amount of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)**, as allowed by the JEA

Procurement Code, for a new Maximum Indebtedness of **Four Million Four Hundred Thousand and 00/100 Dollars (\$4,400,000.00)**; and

WHEREAS, on **April 10, 2025**, JEA increased the Maximum Indebtedness in the amount of **One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00)**, as approved by the JEA Awards Committee, for a new Maximum Indebtedness of **Five Million Seven Hundred Thousand and 00/100 Dollars (\$5,700,000.00)**; and

WHEREAS, on **July 28, 2025**, JEA increased the Maximum Indebtedness in the amount of **Five Hundred Seventy Thousand and 00/100 Dollars (\$570,000.00)**, as allowed by the JEA Procurement Code, for a new Maximum Indebtedness of **Six Million Two Hundred Seventy Thousand and 00/100 Dollars (\$6,270,000.00)** and renewed the Term of the Original Agreement until **September 30, 2026**; and

WHEREAS, JEA now desires to increase the Maximum Indebtedness in the amount of **Two Million and 00/100 Dollars (\$2,000,000.00)**, as approved by the JEA Awards Committee on **September 04, 2025**, for a new Maximum Indebtedness of **Eight Million Two Hundred Seventy Thousand and 00/100 Dollars (\$8,270,000.00)**.

IN CONSIDERATION of the Original Agreement and for the mutual promises and covenants herein contained, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

AGREEMENT:

1. **Maximum Indebtedness.** The Maximum Indebtedness of the Original Agreement shall be increased by **Two Million and 00/100 Dollars (\$2,000,000.00)**, and shall be invoiced to JEA in accordance with the Original Agreement. The Maximum Indebtedness shall now be **Eight Million Two Hundred Seventy Thousand and 00/100 Dollars (\$8,270,000.00)**.

2. The above recitals are true and correct and, by reference, are incorporated herein and made part hereof.

SAVE AND EXCEPT as hereby specifically amended herein, the terms and conditions of the Original Agreement, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment the day and year first above written.

SIGNATURES TO FOLLOW

ENGINEERED SPRAY SOLUTIONS, LLC

Signature:

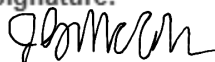


Signed on 09/15/2025 | 09:45:55 (GMT -5:00)

Email: JCOLLIER@ESS-1.NET
Name: JIM COLLIER
Title: President
Date: 09/15/2025 | 09:45:55 (GMT -5:00)

JEA

Signature:



Signed on 09/15/2025 | 09:58:08 (GMT -5:00)

Email: gleejs@jea.com
Name: Jenny McCollum
Title: Director, Procurement Services
Date: 09/15/2025 | 09:58:08 (GMT -5:00)

JEA-Witness

Signature:



Signed on 09/15/2025 | 10:01:41 (GMT -5:00)

Email: talljb@jea.com
Name: Jessie Talley
Title: Contracts Associate
Date: 09/15/2025 | 10:01:41 (GMT -5:00)

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Fifth Amendment to the Preconstruction Services Agreement with Garney Companies, Inc

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department: Utilities

BUDGET IMPACT: Funding for the project will be allocated from 409-535-70-7346 (Wastewater System Development Charge Fund).

HISTORY/FACTS/ISSUES:

A Construction Manager at Risk (CMAR) Preconstruction Phase Services Agreement for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal (BNR) Facility Improvements was initially executed on January 22, 2024. The agreement was subsequently amended on August 26, 2024 (Amendment No. 1), which established the structure for future phased construction amendments necessary to complete the WRF/BNR expansion program.

Amendment No. 5 (GMP-01) establishes the total cost for the identified work, including General Conditions, Insurance, Performance and Payment Bonds, and the CMAR Fee, for a total amount not to exceed \$7,959,820.

This amendment accounts for additional site work, piping, and concrete slab construction not included in the original Davco treatment plant purchase. The additional funding also reflects cost adjustments associated with the 90% bid set costs to 100% design plan updates, incorporation of additional work packages added in this phase, Owner Direct Purchases (ODPs) required for the DAVCO plant, and additional work tasks requested by the City for emergency work required for the existing plant clarifier and generator. Amendment No. 5 adjusts the GMP-1 contract value consistent with the expanded scope of elements as described.

The City Attorney has vetted the amendment, and staff recommends approval.

**AMENDMENT NO. 5 (GMP-01 Amendment 5)
TO PRECONSTRUCTION AGREEMENT
CONSTRUCTION MANAGER AT RISK
WATER RECLAMATION FACILITY PROJECT**

This Amendment No. 5 is made and entered into upon execution by both parties, by and between, the **City of Wildwood**, a political subdivision of the State of Florida, hereinafter referred to as the "City," and **Garney Companies Inc.**, a Missouri corporation authorized to do business in the State of Florida, hereinafter referred to as the "**Construction Manager**" or "**CM.**"

WITNESSETH

WHEREAS, the City and the Construction Manager entered into a Construction Manager at Risk Preconstruction Phase Services Agreement dated January 22, 2024, as amended by Amendment No. 1 to Preconstruction Agreement dated August 26, 2024, as amended by Amendment No. 2 to Preconstruction Agreement dated February 10, 2025, as amended by Amendment No. 3 to Preconstruction Agreement dated April 14, 2025, as amended by Amendment No. 4 for Preconstruction Agreement dated October 16, 2025. (the "Agreement"), for the City of Wildwood Water Reclamation Facility and Biological Nutrient Removal Facility (the "Project"); and,

WHEREAS, the Agreement authorized Preconstruction Phase Services; and,

WHEREAS, the parties now wish to amend and supersede Amendment No. 2 to Preconstruction Agreement dated February 10, 2025 to amend the Phase 1 GMP and the Project Schedule (Amendment No 5).

NOW, THEREFORE, the City and the CM, in consideration of the mutual covenants contained herein, do agree to amend the Agreement as follows:

1. **Exhibit B-1** attached to Amendment No. 2 is hereby amended and superseded to be replaced in its entirety by the **Exhibit B-1 – GMP-01 Amendment 5**, attached hereto.
2. The total of the Cost of the Work, the General Conditions, Insurance, Performance and Payment Bonds, the CM's Contingency, the CM Fee, and the Owner's Contingency are together guaranteed by the CM not to exceed the GMP.
3. The Project Schedule as used in this Amendment No 5 shall mean the timeline prepared by the CM and approved by the City for accomplishing the construction of the Project. The Project Schedule defined herein includes all major sequences of the construction work, material supplies, long-lead procurement, Design Consultant's approval of shop drawings, schedules for Change Orders, if any, and performance testing requirements.
4. The Construction Documents, as used in this Amendment, shall mean

Exhibit D-1, List of Construction Documents, as well as revisions to the Construction Documents as provided for herein.

5. Except as modified herein, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 5 as of the last date written below.

GARNEY COMPANIES, INC.
A MISSOURI CORPORATION

Signed By: Eric C. Wagner

Print Name: Eric C. Wagner

Date: 11.25.25

Title: Director

**CITY COMMISSION
CITY OF WILWOOD, FLORIDA**

By: _____
ED WOLF, MAYOR

Date: _____

ATTEST:

By: _____
JESSICA BARNES, CITY CLERK

Approved as to form and correctness:

By: _____
CITY ATTORNEY

CITY OF WILDWOOD WRF BNR IMPROVEMENTS

EXHIBIT B-1

GMP-01 Amendment 5

Prepared by Garney Construction (CMAR)

11/6/25



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1. Cover Letter 3

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3. GMP-01 Amendment 5 Bid Breakdown 6

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5. Allowance & Contingency Descriptions..... 106

1. COVER LETTER

Garney Construction (Garney) is pleased to provide this Guaranteed Maximum Price (GMP-1 Amendment 5) for the Wastewater Reclamation Facility BNR Improvements.

This GMP includes:

- Davco Plant Slab, Sitework and Under slab Pipe
 - GMP-1 included the ODP purchase of the Davco Plant. It didn't include construction of the base slab, under slab pipe and sitework required for the slab. GMP-1 Amendment 5 includes that work. It also includes raising grade at the Davco by 3 feet.
- 90% to IFC Design Changes
 - GMP-1 was based on the Phase 1 90% design. This item captures the cost for the changes that occurred from 90% to IFC documents. Included the following:
 - Division 2 Changes
 - Demo of the 4" PVC Force Main
 - Addition of a support for the 24" riser at the EQ Tank.
 - Addition of a retaining wall at MLS.
 - Adjustments of the manholes related to the storm system.
 - Revisions to the 36" EFF to the Master Lift Station.
 - Additional Storm Pipe.
 - Electrical Changes.
- Work Packages
 - WP-04 for Phase 1 I&C. We did not have enough detail in the 90% design to get accurate pricing for the Phase 1 I&C. This package was bid after we submitted GMP-1.
 - WP-05 for Electrical Building No. 2. We did not have enough detail in the 90% design to get accurate pricing for EB-2. This package was bid after we submitted GMP-1.
- Owner Direct Purchase Equipment
 - Disc Filters – One disc filter was included in GMP-1. This is the cost for the two additional disc filters required. This number may change slightly as we are waiting on Kruger to update the pricing to include BABA compliance on all three disc filters.
 - Davco Aeration – This is the material cost for the aeration equipment inside the Davco Plant.
 - Davco Base Ring Installation – Supply of the base ring was included in the ODP purchase of the Davco. Installation was not included. This is a sub price from the Davco supplier to install the base ring.
 - Phase 2 Valves – To expedite release of Phase 2 valves, we included an ODP package for valves 4" and larger in GMP-2.
- Misc Work Task – This is T&M work already completed.
 - Modifications to Debris Burner
 - Existing Clarifier Repair
 - Generator Work

GMP-01 Amendment 5 includes cost for payment and performance bonds, insurance, CMAR general conditions, and CMAR fee.

Garney will serve as the CMAR, furnishing construction administration and management services and will use the CMAR efforts to perform the Work in accordance with the Contract Documents.

Contract Drawings and Specifications are referenced in Section 2 – Baseline Documents.

Clarifications, Assumptions & Exclusions are detailed in Section 4.

The GMP is based on an Administrative Notice to Proceed date of December 1, 2025. An administrative NTP is requested upon receiving approval from the City Commission to initiate contracts with vendors and subcontractors.

Completion date for Phase 1 shall be extended by 60 calendar days to accommodate this work.

Should you have any questions, comments, or wish to discuss the GMP package in greater detail, please feel free to contact us immediately.

2. BASELINE DOCUMENTS

The following documents were used to develop GMP-2.

1. CITY OF WILDWOOD Wildwood Regional WRF – Phase 1, IFC SUBMITTAL SET dated June 6, 2025 prepared by CPH.
2. CITY OF WILDWOOD Wildwood Regional WRF – Phase 2, 90% SUBMITTAL SET dated September 4, 2025 prepared by CPH. (Davco slab only)

3. GMP BID BREAKDOWN

Enclosed is the GMP-01 Amendment 5 summary and backup.

GMP-1 Amendment 5

Wildwood WRF BNR Improvements

			Notes
Davco Package Plant			
	Package Plant Slab, Sitework and Underslab Pipe	2,113,816	
90% to IFC Design Changes			
	Division 2 Changes	328,597	
	Demo 4" PVC FM	18,323	
	24" EQ Riser Support	44,665	
	Retaining Wall Addition	83,720	
	Manhole Adjustment	(24,239)	
	36" Effluent to MLS	11,791	
	Storm Pipe Addition	374,748	
	Electrical Changes	645,289	
Work Packages			
	Work Package 04 - Phase 1 I&C	370,494	Work Packages Bid Out
	Work Package 05 - Electric Building No 2	450,000	Work Packages Bid Out
Owner Direct Purchase Equipment			
	ODP - Disc Filters (Two Each)	1,250,435	Owner Direct Purchase
	ODP - Davco Aeration	93,000	Owner Direct Purchase
	ODP - Davco Base Ring Installation	163,118	Owner Direct Purchase
	ODP - Phase 2 Valves	817,852	Owner Direct Purchase
Misc Work Task			
	Modifications to Debris Burner	19,402	T&M work already complete
	Existing Clarifier Repair	30,572	T&M work already complete
	Generator Work	57,411	T&M work already complete
	Subtotal Direct Costs (A)	6,848,993	
ALLOWANCES & CONTINGENCIES			
	Testing & Inspection Fees Allowance	25,000	
	Permanent Power Allowance	150,000	
	Subtotal Contingency & Allowance (B)	175,000	
INDIRECT COST			
1.00%	Bonds (on GMP-1 Amendment 5 Total)	79,598	
1.50%	Insurance (on GMP-1 Amendment 5 Total)	119,397	
1.00%	Builder's Risk Insurance (on GMP-1 Amendment 5 Total)	79,598	
	Subtotal Indirect Cost (C)	278,594	
CM FEE (D)			
9.00%	CM Fee (A+B+C) x 9% (D)	657,233	
GMP-1 Amendment 5 TOTAL (A+B+C+D)		7,959,820	

DAVCO PLANT SLAB, SITEWORK AND UNDERSLAB PIPE

TOTAL 2,113,816

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor Unit	Labor Total	Matl Unit	Matl Total	Subcontract Sub Unit	Subcontract Sub Total	Equipment Equip Unit	Equipment Equip Total	Other Oth Unit	Other Oth Total	Total Cost	W/TAXES TOTAL
GARNEY INDIRECTS																
PROJECT ENGINEER	3.0 MO			520.0	23,413.00	70,239									70,239	70,239
ASST SUPERINTENDENT	3.0 MO			520.0	28,676.00	86,028									86,028	86,028
FIELD ENGINEER	2.0 MO			346.7	23,413.00	46,826									46,826	46,826
SURVEYOR- OUTSIDE	1.0 LS			0.0	0.00	0			15,000.00	15,000					15,000	15,000
SANITARY FACILITY	3.0 MO			0.0	0.00	0			750.00	2,250					2,250	2,250
DRINKING WATER	3.0 MO			0.0	0.00	0			1,500.00	4,500					4,500	4,500
SURVEY EQUIPMENT	3.0 MO			0.0	0.00	0			1,000.00	3,000					3,000	3,000
ITEMS BASED ON DIRECT MANHOURS																
SMALL TOOLS	1.0 LS			0.0	0.00	0									0	0
MISC. RENTAL	1.0 LS			0.0	0.00	0		15,151.62							15,152	15,152
SAFETY/FIRST AID EQUIP	1.0 LS			0.0	0.00	0									0	0
WEEKLY CLEANUP	132.0 HR			132.0	70.25	9,273		7,576							7,576	7,576
SAFETY SHUTDOWN	1.0 LS			150.0	10,537.57	10,538		375.00							375	375
TRASH HAUL	12.0 PULLS			0.0	0.00	0			750.00	9,000					9,000	9,000
REACH FORK/LIFT 8,000#	2.0 MO			0.0	0.00	0									0	0
3 CY LOADER/544/936	2.0 MO			0.0	0.00	0									0	0
66" COMPACTOR	1.0 MO			0.0	0.00	0									0	0
48" COMPACTOR	0.0 MO			0.0	0.00	0									0	0
SKID/STEER W/TRACKS (3,500LBS)	2.0 MO			0.0	0.00	0									0	0
LIGHT PLANT	2.0 MO			0.0	0.00	0									0	0
120 TON RT	2.0 MO			0.0	0.00	0			2,500.00	5,000					2,500	2,500
CRANE OPERATORS	2.0 MO			346.0	16,954.00	33,908									33,908	33,908
DIVISION 2: EARTHWORK & SITE IMPROVEMENTS																
DAVCO BASE SLAB																
Earthwork Overheads																
Subcontract Low-Bay	10.0 EA			0.0	0.00	0			500.00	5,000					5,000	5,000
Dust Control- Water Truck	2.0 MO			48.0	1,800.00	3,600			250.00	500					4,100	4,100
Orange Safety Fence	1,200.0 LF			48.0	2.76	3,312	1.00	1,200							4,512	4,596
Wash Down Haul Trucks	173.0			11,937.00		11,937	500.00	500							12,437	12,472
Street Sweeper	1.0 MO			10.0	750.00	750									750	750
MOT	1.0 MO			2.0	150.00	150		80							230	236
Rock Bucket Teeth	1.0 EA			0.0	0.00	0		900.00							900	963
Tree Removal	1.0 EA			0.0	0.00	0		0.00	3,200.00	3,200					3,200	3,200
Temp. Construction Entrance (200'X20'X8")																
Place Stone - D4/LDR/ COMP 1 LAB	118.0 CY			75.5	48.00	5,664									8,286	8,286
Purchase #57 Stone	165.0 TN			0.0	0.00	0		12,375							12,375	13,241
Geotextile Fabric	148.0 SY			14.8	7.50	1,110	1.75	259							1,369	1,387
Maintain Temp Entrance	6.0 MO			12.0	150.00	900									1,147	1,147
Remove Temp Entrance	1.0 LS			8.0	600.00	600									765	765
Erosion Control																
Maintain Erosion Control	6.0 MO			96.0	1,200.00	7,200									8,550	8,550
Tree Protection Fence	400.0 LF			96.0	18.00	7,200	5.00	2,000							10,550	10,690
Maintain Tree Protection Fence	6.0 MO			24.0	300.00	1,800	175.00	1,050							2,850	2,924
Silt Fence	2,000.0 LF			96.0	3.60	7,200	2.50	5,000							13,550	13,900
Remove Silt Fence	2,000.0 LF			48.0	1.80	3,600									3,600	3,600
Hay Bales	50.0 EA			25.0	37.50	1,875	50.00	2,500							4,375	4,550
Maintain Concrete Washout	1.0 MO			4.0	300.00	300									300	300
EARTHWORK																
Strip Topsoil																
Topsoil Area	15,607.0 SF															
Topsoil Thickness	6.0 INCH															
Excav Topsoil: D4	289.0 CY			7.7	2.00	578									1,157	1,157
Load Topsoil: 3.5 CY LDR	289.0 CY			7.7	2.00	578									904	904
Haul Topsoil to Stock Pile	361.0 CY			0.0	0.00	0			12.50	4,513					4,513	4,513
Earthwork - Raise DAVCO 3.0 Feet																
Backfill: 3.5 CY LDR/COMP/1 LAB	2,200.0 CY			264.0	9.00	19,800			20.00	44,000					74,933	74,933
Stone BF: 3.5 CY LDR/COMP/1 LAB	256.0 CY			61.4	18.00	4,608									7,199	7,199
Purchase #57 Stone	360.0 TN			0.0	0.00	0		75.00							27,000	28,890
Earthwork - Structures																
TEMP OPS TANK -MED																

DAVCO PLANT SLAB, SITEWORK AND UNDERSLAB PIPE

TOTAL 2,113,816

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	<i>Structure Diameter:</i>	141.0 LF														0
	<i>Work Ring Width:</i>	20.0 LF														0
	Proof Roll Subgrade/COMP/1 LAB	15,607.0 SF		83.2	0.40	6,243					0.22	3,503	In Equip Rate		9,746	9,746
	Structural EX: CAT 336/1 LAB	1,590.0 CY		127.2	6.00	9,540					5.10	8,108	In Equip Rate		17,648	17,648
	Backfill 3.5 CY LDR/COMP/1 LAB	256.0 CY		30.7	9.00	2,304					5.06	1,295	In Equip Rate		3,599	3,599
	Stone BF: 3.5 CY LDR/COMP/1 LAB	673.0 CY		161.5	18.00	12,114					10.12	6,811	In Equip Rate		18,925	18,925
	Purchase #57 Stone	1,160.9 TN		0.0	0.00	0	75.00	87,069			0		In Equip Rate		87,069	93,164
	Stone BF: 3.5 CY LDR/COMP/1 LAB - Work Ring	272.0 CY		65.3	18.00	4,896					10.12	2,753	In Equip Rate		7,649	7,649
	Purchase #57 Stone	469.0 TN		0.0	0.00	0	75.00	35,175			0		In Equip Rate		35,175	37,637
	Haul to Stockpile	332.8 CY		0.0	0.00	0			15.00	4,992	1.69	564	In Equip Rate		4,992	4,992
	Load at Stockpile: 3.5 CY LDR	332.8 CY		13.3	3.00	998							In Equip Rate		1,562	1,562
	Haul Fill Stockpile to Struct	332.8 CY		0.0	0.00	0			15.00	4,992			In Equip Rate		4,992	4,992
	Haul Excess Offsite	1,257.2 CY		0.0	0.00	0			15.00	18,858			In Equip Rate		18,858	18,858
															0	0
	Kelly Well Dewatering															0
	<i>Info: Exst. Grade EL 62', Subgrade EL 50', Water EL 52'</i>															0
	2" Submersible Pump	2.0 EA		16.0	600.00	1,200	750.00	1,500							2,700	2,805
	Excavate Kelly Wells	2.0 EA		12.0	450.00	900					250.32	501	In Equip Rate		1,401	1,401
	Stone For Kelly Wells	20.0 TN		0.0	0.00	0	75.00	1,500							1,500	1,605
	Maintain Dewatering	6.0 MO		192.0	2,400.00	14,400									14,400	14,400
	Install: 8" Discharge Pipe	600.0 LF		30.0	3.75	2,250									2,250	2,250
	Remove: 8" Discharge Pipe	600.0 LF		30.0	0.00	0	20.00	12,000							12,000	12,840
	Purchase: 8" Discharge Pipe	600.0 LF		0.0	0.00	0									2,250	2,250
	Excavate @ Rim Ditch	50.0 CY		9.6	14.46	723					8.04	402	In Equip Rate		1,125	1,125
	Backfill @ Rim Ditch	50.0 CY		9.6	14.46	723					8.04	402	In Equip Rate		1,125	1,125
	Purchase #57 Stone	250.0 TN		0.0	0.00	0	75.00	18,750							18,750	20,063
															0	0
	DIVISION 3: CONCRETE															0
																0
																0
	DAVCO BASE SLAB															0
	<i>Overhead</i>															0
	QUANTITY OF CONCRETE	908 CY														0
	CONCRETE TESTING @ 50 CUYDS	908 CY														0
	WATER CURE SLABS/DECKS	15,842 SF		95.1	0.42	6,678	0.06	951							7,628	7,695
	CONCRETE WASTE - 4%	36 CY		0.0	0.00	0	195.00	7,082							7,082	7,578
	SHORT LOADS (<CY)3%	5 LBS		0.0	0.00	0	350.00	1,750							1,750	1,873
	REINFORCING STEEL 0.15 TN	136 TONS		0.0	0.00	0	1,200.00	163,440	930.00	126,666					290,106	301,547
	CONCRETE PUMP	899 CY		0.0	0.00	0			35.00	31,465					31,465	31,465
																0
	10 - Encasement															0
	HAND EXCAV PIPE ENCASEMENT	6 CY		25.7	281.00	1,804									1,804	1,804
	PIPE ENCASE FORMWK - HORIZ	1,104 SF		408.5	25.99	28,696	6.00	6,624			1.50	1,656			36,976	37,439
	RESTEEL DOBIE SUPPORTS	528 SF		26.3	3.51	1,844	0.58	305							2,149	2,170
	PLACE PIPE ENCASEMENT	54 CY		54.0	65.60	3,542									3,542	3,542
	PURCHASE: 5000 PSI CONCRETE	54 CY		0.0	0.00	0	195.00	10,530							10,530	11,267
																0
	11 - Sloped 18" SOG															0
	HAND PREP SUBGRADE-BUILDING	2,561 SF		41.0	1.12	2,879					1.75	4,482			7,360	7,360
	POINT & PATCH	493 SF		14.8	1.95	962	0.01	5							967	967
	FINISH CONCRETE	2,561 SF		12.8	0.33	832	0.02	51	2.00	5,122					6,005	6,009
	SLAB EDGEFORM	0 SF		0.0	0.00	0	6.00	0			1.75	0			0	0
	12" TYPE 1 SOG CONST JT	0 LF		0.0	0.00	0	19.83	0	3.00	0					0	0
	FORM SUMP BOX/OUT/ S.O.G.	48 SF		48.0	70.25	3,372	2.25	108							3,480	3,488
	10 MIL VISQUEEN	28 SQS		6.5	16.09	453	30.00	845							1,298	1,357
	RESTEEL DOBIE SUPPORTS	2,561 SF		51.2	1.41	3,598	0.58	1,485							5,084	5,188
	PLACE SLAB ON GRADE	160 CY		24.0	9.84	1,574									1,574	1,574
	PURCHASE: 5000 PSI CONCRETE	160 CY		0.0	0.00	0	195.00	31,200							31,200	33,384
																0
	12 - 12" SOG w/TS															0
	HAND PREP SUBGRADE-BUILDING	13,084 SF		209.3	1.12	14,706									14,706	14,706
	POINT & PATCH	1,329 SF		39.9	1.95	2,592	0.01	13							2,605	2,606
	FINISH CONCRETE	13,084 SF		65.4	0.33	4,252	0.05	654	2.00	26,168					31,170	31,170
	SLAB EDGEFORM	1,329 SF		49.7	26.20	34,824	6.00	7,974			1.75	2,326			45,124	45,682
	10 MIL VISQUEEN	149 SQS		34.2	16.09	2,401	30.00	4,477							6,877	7,191

DAVCO PLANT SLAB, SITEWORK AND UNDERSLAB PIPE

TOTAL 2,113,816

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor	Materials	Subcontract	Equipment	Other	Total Cost	W/TAXES TOTAL
	RESTEEL DOBIE SUPPORTS	13,084	SF	261.7	1,41	18,383	0	0	0	25,972	26,503
	PLACE SLAB ON GRADE	688	CY	102.8	984	6,740	0	0	0	6,740	6,740
	PURCHASE: 5000 PSI CONCRETE	688	CY	0.0	0.00	133,575	0	0	0	133,575	142,925
	13 - 8" SOG next to Tank									0	0
	HAND PREP SUBGRADE-BUILDING	170	SF	8.5	351	597	0	1.75	297	0	894
	POINT & PATCH	121	SF	6.1	325	395	1	0	0	0	396
	FINISH CONCRETE	170	SF	8.5	325	552	8	0	0	561	561
	SLAB EDGEFORM	121	SF	60.7	3513	4,267	729	1.75	213	0	5,208
	1/2" EXP J & SEALANT	12	SF	1.0	5.97	72	24	60	0	156	157
	10 MIL VISQUEEN	2	SQS	0.4	16.09	30	30.00	56	0	86	90
	RESTEEL DOBIE SUPPORTS	170	SF	1.7	0.70	119	99	0	0	218	225
	PLACE SLAB ON GRADE	7	CY	7.0	65.60	459	0	0	0	459	459
	PURCHASE: 5000 PSI CONCRETE	7	CY	0.0	0.00	1,365	0	0	0	1,365	1,461
	14 - Stair Landing									0	0
	HAND PREP SUBGRADE-BUILDING	28	SF	0.4	1.12	31	0	1.75	48	0	79
	POINT & PATCH	45	SF	1.3	1.95	87	0	0	0	88	88
	FINISH CONCRETE	28	SF	1.4	3.25	89	1	0	0	146	146
	SLAB EDGEFORM	45	SF	16.7	26.20	1,174	2.00	1.75	78	0	1,521
	10 MIL VISQUEEN	0	SQS	0.1	16.09	5	9	0	0	14	14
	RESTEEL DOBIE SUPPORTS	28	SF	1.4	3.51	97	16	0	0	113	114
	PLACE SLAB ON GRADE	2	CY	10.0	328.00	656	0	0	0	656	656
	PURCHASE: 5000 PSI CONCRETE	2	CY	0.0	0.00	390	0	0	0	390	417
	PLACE PADS	2	CY	8.0	262.40	525	0	0	0	525	525
	PURCHASE: 5000 PSI CONCRETE	2	CY	0.0	0.00	390	0	0	0	390	417
	DIVISION 15 - YARD PIPE									0	0
	GENERAL PIPING REQUIREMENTS										
	TEST PIPING	1.0	LS	24.00	1,688.00	1,688	0.00	0.00	0	5,188	5,188
	UNLOAD STORE & INVENTORY - PIPING MATERIALS	1.0	LS	24.00	1,688.00	1,688	0.00	0.00	0	1,688	1,688
	DEWATERING - WELLPOINTS										
	WELLPOINT SYSTEM DESIGN	LS		-	-	-	2,500.00	-	-	-	0
	INSTALL - HEADER PIPE	LF		-	-	0.03	-	0.05	In Equip Rate	-	0
	REMOVE: HEADER PIPE	LF		-	-	0.03	-	0.05	In Equip Rate	-	0
	INSTALL: 8" DISCHARGE PIPE	LF		-	-	0.03	-	0.05	In Equip Rate	-	0
	REMOVE: 8" DISCHARGE PIPE	LF		-	-	0.03	-	0.05	In Equip Rate	-	0
	8" DEWATER PUMP: OWNED	MOS		-	-	-	-	3,100.00	In Equip Rate	-	0
	INSTALL: WELLPOINTS - 4ft OC	EA		-	-	3.97	-	6.67	In Equip Rate	-	0
	REMOVE: WELLPOINTS	EA		-	-	1.43	-	2.78	In Equip Rate	-	0
	** ADD FOR CASING **	EA		-	-	5.61	-	14.00	In Equip Rate	-	0
	** ADD FOR SAND **	TNS		-	-	15.00	-	-	-	-	0
	MAINTAIN DEWATERING	MOS		-	-	160.00	-	-	-	-	0
	FUEL - 8" PUMP: 3.5GPH, RUN TIME 24HR/DAY	GAL		-	-	5.00	-	-	-	-	0
	PURCHASE: HEADER PIPE, 6"x20"	LF		-	-	16.98	-	-	-	-	0
	PURCHASE: 6"x50" LAY FLAT DISCHARGE PIPE	LF		-	-	8.76	-	-	-	-	0
	PURCHASE: 20" WELLPOINTS	EA		-	-	23.56	-	-	-	-	0
	PURCHASE: SWING ARM WITH VALVE	EA		-	-	31.66	-	-	-	-	0
	PURCHASE: RUBBER GROMMETS	EA		-	-	2.37	-	-	-	-	0
	PURCHASE: PLUG FOR WELLPOINT	EA		-	-	3.39	-	-	-	-	0
	PURCHASE: SUCTION HOSE, 6"x20"	EA		-	-	230.23	-	-	-	-	0
	PURCHASE: 6" FLG X SOCKET	EA		-	-	107.05	-	-	-	-	0
	PURCHASE: 6" FLG X BALL	EA		-	-	136.72	-	-	-	-	0
	PURCHASE: 6" 45 BEND BAUER WITH MALE/FEMALE	EA		-	-	106.51	-	-	-	-	0
	PURCHASE: 6"x8" BAUER ADAPTER	EA		-	-	166.49	-	-	-	-	0
	DEWATERING - CASUAL										
	DEWATER 4" TRASH PUMP	2.0	MO	88.00	3,094.67	6,189	-	750.00	In Equip Rate	7,689	7,689
	FUEL - 4" PUMP: 1 GPH, RUN TIME 8HR/DAY	500.0	GAL	-	-	5.00	-	-	-	2,500	2,675
	SUCTION HOSE, 20" SECTION	10.0	EA/MO	-	-	-	-	75.00	In Equip Rate	750	750
	DISCHARGE HOSE, 50" SECTION	10.0	EA/MO	-	-	-	-	75.00	In Equip Rate	750	750
	12" Recycle Discharge										0

DAVCO PLANT SLAB, SITEWORK AND UNDERSLAB PIPE

TOTAL 2,113,816

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
DIP P401																0
EXCV LAY BKFL PIPE (12" X 5' X 8") (5 man crew 3 days)		110.0	LF	121.00	77.37	8,510	-	-	-	-	266.62	29,328	In Equip Rate	-	37,838	37,838
PIPE BEDDING		163.0	CY	-	-	-	-	-	-	17,111	-	-	-	-	17,111	17,111
HAUL EXCESS		163.0	CY	-	-	-	-	-	105.00	15.00	-	-	-	-	2,444	2,444
DIP P401 12" PIPE-RESTRAINED JOINT		120.0	LF	-	-	-	95.83	11,500	-	-	-	-	-	-	11,500	12,305
DIP POLY WRAP 12"		120.0	LF	-	-	-	1.25	150	-	-	-	-	-	-	150	161
MARKING TAPE NON-DETECTABLE		120.0	LF	-	-	-	0.15	18	-	-	-	-	-	-	18	19
TRACER WIRE		120.0	LF	-	-	-	0.43	52	-	-	-	-	-	-	52	55
DIP P401 WALL PIPE - FLG x WC x PE 12" x 4'-0"		1.0	EA	-	-	-	2,151.00	2,151	-	-	-	-	-	-	2,151	2,302
DIP P401 12" MJ 90 BEND		1.0	EA	-	-	-	1,790.00	1,790	-	-	-	-	-	-	1,790	1,915
DIP P401 12" MJ SLEEVE		1.0	EA	-	-	-	1,037.00	1,037	-	-	-	-	-	-	1,037	1,110
DIP P401 12" MJ PLUG TESTING		1.0	EA	-	-	-	853.00	853	-	-	-	-	-	-	853	913
MEGALUGS - 12"		3.0	EA	-	-	-	153.00	459	-	-	-	-	-	-	459	491
12" RESTRAINTS		6.0	EA	-	-	-	227.80	1,367	-	-	-	-	-	-	1,367	1,462
																0
																0
12" Recycle																0
DIP P401																0
EXCV LAY BKFL PIPE (12" X 5' X 8") (5 MAN CREW 2 DAYS)		40.0	LF	80.00	140.67	5,627	-	-	-	-	266.62	10,665	In Equip Rate	-	16,291	16,291
PIPE BEDDING		59.3	CY	-	-	-	-	-	105.00	6,222	-	-	-	-	6,222	6,222
HAUL EXCESS		59.3	CY	-	-	-	-	-	15.00	889	-	-	-	-	889	889
DIP P401 12" PIPE-RESTRAINED JOINT		40.0	LF	-	-	-	95.83	3,833	-	-	-	-	-	-	3,833	4,102
DIP POLY WRAP 12"		40.0	LF	-	-	-	1.25	50	-	-	-	-	-	-	50	54
MARKING TAPE NON-DETECTABLE		40.0	LF	-	-	-	0.15	6	-	-	-	-	-	-	6	6
TRACER WIRE		40.0	LF	-	-	-	0.43	17	-	-	-	-	-	-	17	18
DIP P401 WALL PIPE - FLG x WC x PE 12" x 4'-0"		2.0	EA	-	-	-	2,151.00	4,302	-	-	-	-	-	-	4,302	4,603
DIP P401 12" MJ 90 BEND		1.0	EA	-	-	-	1,790.00	1,790	-	-	-	-	-	-	1,790	1,915
MEGALUGS - 12"		2.0	EA	-	-	-	153.00	306	-	-	-	-	-	-	306	327
12" RESTRAINTS		3.0	EA	-	-	-	227.80	683	-	-	-	-	-	-	683	731
																0
																0
8" Clarifier Drain																0
DIP P401																0
EXCV LAY BKFL PIPE (8" X 5' X 8") (5 MAN CREW 3 DAYS)		70.0	LF	119.00	119.57	8,370	-	-	-	-	266.62	18,663	In Equip Rate	-	27,033	27,033
PIPE BEDDING		103.7	CY	-	-	-	-	-	105.00	10,889	-	-	-	-	10,889	10,889
HAUL EXCESS		103.7	CY	-	-	-	-	-	15.00	1,556	-	-	-	-	1,556	1,556
DIP P401 8" PIPE-RESTRAINED JOINT		80.0	LF	-	-	-	65.58	5,246	-	-	-	-	-	-	5,246	5,614
DIP POLY WRAP 8"		80.0	LF	-	-	-	1.25	100	-	-	-	-	-	-	100	107
MARKING TAPE NON-DETECTABLE		80.0	LF	-	-	-	0.15	12	-	-	-	-	-	-	12	13
TRACER WIRE		80.0	LF	-	-	-	0.43	34	-	-	-	-	-	-	34	37
DIP P401 WALL PIPE - FLG x WC x PE 8" x 4'-0"		2.0	EA	-	-	-	1,317.00	2,634	-	-	-	-	-	-	2,634	2,818
DIP P401 8" MJ 90 BEND		1.0	EA	-	-	-	672.00	672	-	-	-	-	-	-	672	719
DIP P401 8" X 6" MJ REDUCER		1.0	EA	-	-	-	566.00	566	-	-	-	-	-	-	566	606
DIP P401 8" MJ TEE		1.0	EA	-	-	-	866.00	866	-	-	-	-	-	-	866	927
DIP P401 8" MJ SLEEVE		1.0	EA	-	-	-	596.00	596	-	-	-	-	-	-	596	638
DIP P401 8" MJ PLUG TESTING		1.0	EA	-	-	-	683.00	683	-	-	-	-	-	-	683	731
MEGALUGS - 8"		4.0	EA	-	-	-	81.00	324	-	-	-	-	-	-	324	347
8" RESTRAINTS		3.0	EA	-	-	-	156.86	471	-	-	-	-	-	-	471	504
																0
ELECTRICAL																0
Temporary Construction Power for Temp Davco Plant		1.0	LS	0.0	0.00	0			Northlake	33,210					33,210	33,210
																0



10/13/2025
Garney Construction
Attn: Tom Manning
Project: WILDWOOD DAVCO TEMP POWER
RE: CO- 002

North Lake Electric is pleased to submit the following price for the above referenced project.

Included

100A SUBPANEL WITH TWO 50A SPIDER BOXES EACH ON 125 FOOT SOOW CABLE
LOCATED 400 FT FROM SOURCE

LABOR	\$	15,525.00
SUPERVISOR		\$190.00
MATERIAL	\$	14,475.60
OVERHEAD/PROFIT		\$3,019.00
<u>TOTAL ELECTRIC</u>		\$33,209.60

Respectfully,



X

Ryan Strong
President

North Lake Electric, Inc. is not responsible for errors or omissions in the design of this project with respect to local and state codes.

DIVISION 2 CHANGES

TOTAL 328,597

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	ITEMS BASED ON DIRECT MANHOURS															
	SMALL TOOLS	1.0 LS		0.0	0.00	0	0	15,152	0	0	0	0	0	0	15,152	16,212
	MISC. RENTAL	1.0 LS		0.0	0.00	0	0	0	0	0	4,734.88	4,735	0	0	4,735	4,735
	Storm Pond Excavation															
	Excav Ponds: CAT 349/I LAB	4,415.0 CY		176.6	3.00	13,245	0	0	0	0	3.04	13,426	1.22	5,370	32,041	32,041
	Place Site Fill: D4/COMP/I LAB	492.0 CY		59.0	9.00	4,428	0	0	0	0	4.94	2,432	1.98	973	7,833	7,833
	Haul to Stockpile	5,740.0 CY		0.0	0.00	0	0	0	1.39	7,972	0	0	0.00	0	7,972	7,972
	Load Haul Trucks: 3.5 CY LDR	615.0 CY		12.3	1.50	923	0	0	0	0	0.85	521	In Equip Rate	0	1,443	1,443
	Haul Fill Stockpile to Struct	615.0 CY		0.0	0.00	0	0	0	1.39	854	0	0	0	0	854	854
	Haul Excess Offsite	5,125.0 CY		0.0	0.00	0	0	0	15.00	76,875	0	0	0.00	0	76,875	76,875
	Site Cut & Fill														0	0
	Excav Site: D4/I LAB	83.0 CY		8.0	7.23	600	0	0	0	0	3.62	300	1.45	120	1,021	1,021
	Place Site Fill: D4/COMP/I LAB	5,144.0 CY		246.9	3.60	18,518	0	0	0	0	1.98	10,171	0.79	4,068	32,758	32,758
	Purchase Fill	6,687.0 CY		0.0	0.00	0	20,000	133,740	0	0	0	0	0.00	0	133,740	143,102
	Clarifier Discharge Pipe Support Pad														0	0
	Proof Roll Subgrade: COMP/I LAB	54.0 SF		4.0	5.56	300	0	0	0	0	3.12	168	In Equip Rate	0	468	468
	Structural EX: CAT 336/I LAB	6.0 CY		4.0	50.00	300	0	0	0	0	50.68	304	In Equip Rate	0	604	604
	Sand (SP/SP-SM)	6.0 CY		0.0	0.00	0	0	0	0	0	0	0	0	0	0	0
	Backfill 3.5 CY LDR/COMP/I LAB	2.0 CY		6.0	225.00	450	0	0	0	0	126.51	253	In Equip Rate	0	703	703
	Stone BF: 3.5 CY LDR/COMP/I LAB	2.0 CY		6.0	225.00	450	0	0	0	0	126.51	253	In Equip Rate	0	703	703
	Purchase #57 Stone	3.0 TN		0.0	0.00	0	75.00	225	0	0	0	0	0	0	225	241
	Haul to Stockpile	7.8 CY		0.0	0.00	0	0	0	1.39	11	0	0	0	0	11	11
	Load at Stockpile: 3.5 CY LDR	2.6 CY		8.0	230.77	600	0	0	0	0	130.29	339	In Equip Rate	0	939	939
	Haul Fill Stockpile to Struct	2.6 CY		0.0	0.00	0	0	0	1.39	4	0	0	0	0	4	4
	Haul Excess Offsite	5.2 CY		0.0	0.00	0	0	0	15.00	78	0	0	0	0	78	78
															0	0

DEMO EXISTING 4" PVC FM

TOTAL	18,323
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Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	DEMO 4" SCH 40 PVC FM	***													0	0
	DRAWING C1-7														0	0
	EXCV/DEMO.BKFL PIPE (8" X 2' X 8)(4M X 120LF/DAY)	374.0	LF	97.2	18.29	6839		0	0.00	0	30.71	11,484		0	18,323	18,323
															0	0

ADDED SUPPORT FOR 24" RISER AT EQ

TOTAL 44,665

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor Unit	Labor Total	Matl Unit	Matl Total	Subcontract	Equipment	Other	Total Cost	W/TAXES TOTAL	
51-400	ADDED SUPPORT FOR 24" RISER AT EQ BASIN NO. 2													
	BASE SLAB - 8'-4" X 6'-2"	54.0 SF		5.4	7.03	379		0		10.00		0	0	
	HAND PREP SURGRADE-BUILDING	54.0 SF		1.6	1.95	105	0.01	1				0	919	
	POINT & PATCH	54.0 SF		5.4	6.50	351	0.02	1				0	106	
	FINISH CONCRETE	54.0 SF		27.0	31.61	1,897	6.00	360		7.00		0	352	
	SLAB EDGEFORM	60.0 SF										0	2,677	
	12" TYPE I SOG WALL BASE JT	0.0 LF		0.0			9.01	0				0	0	
	10 MIL VISQUEEN	9.2 SQS		2.1	16.09	149	30.00	277				0	0	
	10 MIL VISQUEEN	9.2 SQS		2.1	16.09	149	30.00	277				0	0	
	RESTEEL DOBIE SUPPORTS	54.0 SF		0.0	0.00	0	0.05	3				0	426	
	REINFORCING STEEL	0.8 TNS		0.0	0.00	0	1,250.00	938	930.00			0	3	
	CONCRETE PUMPING	5.0 CY		0.0	0.00	0	0.00	0	35.00			0	1,635	
	CONCRETE PUMPING	5.0 CY		0.0	0.00	0	0.00	0	35.00			0	175	
	PLACE SLAB ON GRADE	5.0 CY		10.0	131.20	656		0				0	656	
	PURCHASE: 4000 PSI CONCRETE	5.0 CY		0.0	0.00	0	195.00	975				0	975	
	PURCHASE: 4000 PSI CONCRETE	5.0 CY		0.0	0.00	0	195.00	975				0	1,043	
	WALLS												0	0
	POINT & PATCH	280.0 SF			14.0	3.25	910	0.01	3				913	913
	STANDARD RUB WALLS	280.0 SF			21.0	5.27	1,475	0.03	8				1,484	1,484
	WALLFORM: 4 - 8'	240.0 SF			120.0	35.13	8,430	7.00	1,680		10.00		12,510	12,628
	WALLFORM: 12 - 16'	40.0 SF			20.0	35.13	1,405	7.00	280		10.00		2,085	2,105
	#5 FORMSAVERS AT 12" OC	0.0 EA			0.0			50.00	0				0	0
	FORM GATE BOXOUT/ STR WALL	200.0 LF			120.0	42.15	8,430	2.25	450				8,880	8,912
	REINFORCING STEEL	0.8 TNS			0.0	0.00	0	1,250.00	938	930.00			1,635	1,701
	CONCRETE PUMPING	5.0 CY			0.0	0.00	0	0.00	0	35.00			175	175
	PLACE WALLS	5.0 CY			50.0	656.00	3,280		0				3,280	3,280
	PURCHASE: 4000 PSI CONCRETE	5.0 CY			0.0	0.00	0	195.00	975				975	1,043
PIPE SUPPORT AT 24" RISER SUPPORT	1.0 EA			24.0	1,648.00	1,648	2,500.00	2,500				4,148	4,323	

ADDED RETAINING WALL AT MILS

TOTAL 83,720

Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
51-100 & 101	ADDED RETAINING WALL AT MILS															
	FOOTER															
	HAND PREP SUBGRADE-BUILDING	280.0 SF		28.0	7.03	1,967										
	POINT & PATCH	280.0 SF		8.4	1.95	546	0.01	0							1,967	0
	FINISH CONCRETE	280.0 SF		28.0	6.50	1,820	0.02	3							549	1,967
	SLAB EDGEFORM	150.0 SF		75.0	35.13	5,269	6.00	900							1,826	1,826
	12" TYPE I SOG WALL BASE IT	600 LF		0.0			9.01	0							7,219	7,282
	10 MIL VISQUEEN	18.0 SOS		4.1	16.09	290	30.00	540								
	RESTEEL DOBIE SUPPORTS	280.0 SF		0.0	0.00	0	0.05	14							850	867
	REINFORCING STEEL	1.7 TNS		0.0	0.00	0	1,250.00	2,063							15	15
	CONCRETE PUMPING	11.0 CY		0.0	0.00	0	0.00	0	930.00	1,535					3,597	3,741
	PLACE SLAB ON GRADE	11.0 CY		26.4	157.44	1,732		0	35.00	385					385	385
	PURCHASE-4000 PSI CONCRETE	11.0 CY		0.0	0.00	0	195.00	2,145							1,732	1,732
	WALL														2,145	2,295
	POINT & PATCH	950.0 SF		47.5	3.25	3,088	0.01	9								
	STANDARD RUB WALLS	950.0 SF		71.3	5.27	5,005	0.03	28							3,097	3,098
	WALLFORM- 4 - 8'	950.0 SF		475.0	35.13	33,369	7.00	6,650							5,034	5,036
	REINFORCING STEEL	1.8 TNS		0.0	0.00	0	1,250.00	2,350							6,650	6,650
	CONCRETE PUMPING	12.0 CY		0.0	0.00	0	0.00	0	930.00	1,674					3,924	4,082
	PLACE WALLS	12.0 CY		12.0	65.60	787		0	35.00	420					420	420
	PURCHASE-4000 PSI CONCRETE	12.0 CY		0.0	0.00	0	195.00	2,340							787	787
															2,340	2,504

MANHOLE ADJUSTMENT

TOTAL	-24,239
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Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	(#124) - SANITARY LINES, 720	****		0.0			0		0					0	0	0
	MANHOLE 1 & MANHOLE 2															
	C1-6															
	EXCV / SET / BKFL PC MANHOLE, 5' DEEP, 48"	1.0	EA	4.00	2,813.33	2,813	0.00	0	0.00	0	5,997.16	5,997	In Equip Rate	0	8,810	8,810
	BEDDING ROCK	4.0	CY	0.0	0.00	0	0.00	0	105.00	420	0.00	0		0	420	810
	IMPORT FILL	40.0	CY	0.0	0.00	0	0.00	0	20.00	800	0.00	0		0	800	800
	HAUL EXCESS OFFSITE	80.0	CY	0.0	0.00	0	0.00	0	5.67	454	0.00	0		0	454	454
	PC MH ASSEMBLY 48" w/BASE/LID/STEPS, 5' DEEP	1.0	EA	4.00	2,813.33	2,813	4,199.50	4,200	0.00	0	0.00	0		0	7,013	7,307
	PC MH 48" RING & COVER 24" DIA.	1.0	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC MH 48" JOINT SEAL "RUB R NEK" (12.6/JNT)	EA	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC MH 48" EXTERIOR JOINT WRAP (15.7/JNT)	EA	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC GRADE RING 24" X 3"	3.0	EA	0.0	0.00	0	50.00	150	0.00	0	0.00	0		0	150	161
	GROUT - PC MH GRADE RINGS	4.0	EA	0.0	0.00	0	50.00	0	200	0.00	0.00	0		0	200	214
	GROUT MH INVERT, 48"	1.0	EA	0.0	0.00	0	171.82	172	0.00	0	0.00	0		0	172	184
	INTERIOR/EXTERIOR PRO-TECH COATING	1.0	LS	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	CREDITS FOR WORK DELETED															
	(#124) - SANITARY LINES, 720	****														
	PRECAST MANHOLES															
	C1-6															
	MANHOLE 1 & MANHOLE 2															
	EXCV / SET / BKFL PC MANHOLE, 5' DEEP, 48"	(2.0)	EA	-8.00	2,813.33	-5,627	0.00	0	0.00	0	5,997.16	-11,994	In Equip Rate	0	-17,621	-17,621
	BEDDING ROCK	(8.0)	CY	0.0	0.00	0	0.00	0	78.75	-630	0.00	0		0	-630	-630
	IMPORT FILL	(80.0)	CY	0.0	0.00	0	0.00	0	20.00	-1,600	0.00	0		0	-1,600	-1,600
	HAUL EXCESS OFFSITE	(160.0)	CY	0.0	0.00	0	0.00	0	5.67	-907	0.00	0		0	-907	-907
	PC MH ASSEMBLY 48" w/BASE/LID/STEPS, 5' DEEP	(2.0)	EA	-8.00	2,813.33	-5,627	4,199.50	-8,399	0.00	0	0.00	0		0	-14,026	-14,614
	PC MH 48" RING & COVER 24" DIA.	(2.0)	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC MH 48" JOINT SEAL "RUB R NEK" (12.6/JNT)	EA	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC MH 48" EXTERIOR JOINT WRAP (15.7/JNT)	EA	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	PC GRADE RING 24" X 3"	(6.0)	EA	0.0	0.00	0	50.00	-300	0.00	0	0.00	0		0	-300	-321
	GROUT - PC MH GRADE RINGS	(8.0)	EA	0.0	0.00	0	50.00	-400	0.00	0	0.00	0		0	-400	-428
	GROUT MH INVERT, 48"	(2.0)	EA	0.0	0.00	0	171.82	-344	0.00	0	0.00	0		0	-344	-368
	INTERIOR/EXTERIOR PRO-TECH COATING	(1.0)	LS	0.0	0.00	0	Incl	0	0.00	0	0.00	0		0	0	0
	(#123) - SANITARY LINES, 720	****														
	401 LINED RESTRAINED JOINT PIPE															
	C1-6															
	FROM MANHOLE 1 TO MASTER LIFT STATION															
	EXCV/LAY.BKFL PIPE (8" X 2' X 9"/4M X 50LF/DAY)	(26.0)	LF	-16.6	45.01	-1,170	0.00	0	0.00	0	73.69	-1,916	In Equip Rate	0	-3,086	-3,086
	PIPE BEDDING	(4.5)	CY	0.0	0.00	0	0.00	0	78.75	-355	0.00	0		0	-355	-355
	HAUL EXCESS	(4.9)	CY	0.0	0.00	0	0.00	0	5.67	-28	0.00	0		0	-28	-28
	FILL MATERIAL	(74.9)	CY	0.0	0.00	0	0.00	0	20.00	-1,498	0.00	0		0	-1,498	-1,498
	HAUL IMPORT FILL SPOIL	(74.9)	CY	0.0	0.00	0	0.00	0	5.67	-425	0.00	0		0	-425	-425
	PVC C900 08" PIPE	(26.0)	LF	0.0	0.00	0	19.60	-510	0.00	0	0.00	0		0	-510	-545
	PVC C900 BELL RESTRAINT HARNESS 08"	(1.0)	EA	0.0	0.00	0	88.00	-88	0.00	0	0.00	0		0	-88	-94
	MARKING TAPE NON-DETECTABLE	(26.0)	LF	0.0	0.00	0	1.00	-26	0.00	0	0.00	0		0	-26	-26
	TRACER WIRE	(26.0)	LF	0.0	0.00	0	0.45	-12	0.00	0	0.00	0		0	-12	-13
	DIP POLY WRAP 08"	(26.0)	LF	0.0	0.00	0	1.00	-26	0.00	0	0.00	0		0	-26	-28

36" EFFLUENT TO MILS

TOTAL	11,791
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Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	CHANGED ROUTING ON 36" EFF. (C1-6)														0	0
	FROM SCREENING DISCHARGE TO MILS														0	0
	EXCV.LAY.BKFL PIPE (36" X 7' X 9')(5M X 2 I/LF/DAY)	126.0	LF	240.0	133.97	16,880	0.00	0	0.00	0	428.90	54,042	In Equip Rate	0	70,922	70,922
	PIPE BEDDING	58.6	CY	0.0	0.00	0	0.00	0	105.00	6,155	0.00	0	0	0	6,155	6,155
	HAUL EXCESS	98.2	CY	0.0	0.00	0	0.00	0	5.67	556	0.00	0	0	0	556	556
	FILL MATERIAL	106.2	CY	0.0	0.00	0	0.00	0	20.00	2,124	0.00	0	0	0	2,124	2,124
	HAUL IMPORT FILL SPOIL	106.2	CY	0.0	0.00	0	0.00	0	5.67	602	0.00	0	0	0	602	602
	DIP P401 36" PIPE-RESTRAINED JOINT	114.0	LF	0.0	0.00	0	w/ODP	0	0.00	0	0.00	0	0	0	0	0
	DIP P401 30" PIPE-RESTRAINED JOINT	12.0	LF	0.0	0.00	0	w/ODP	0	0.00	0	0.00	0	0	0	0	0
	MARKING TAPE NON-DETECTABLE	126.0	LF	0.0	0.00	0	1.00	126	0.00	0	0.00	0	0	0	126	135
	TRACER WIRE	126.0	LF	0.0	0.00	0	0.45	57	0.00	0	0.00	0	0	0	57	61
	DIP POLY WRAP 36"	126.0	LF	0.0	0.00	0	4.00	504	0.00	0	0.00	0	0	0	504	539
	DIP P401 30" MJ 90 BEND	2.0	EA	0.0	0.00	0	13,910.00	27,820	0.00	0	0.00	0	0	0	27,820	29,767
	DIP P401 36" MJ 90 BEND	-	EA	0.0	0.00	0	19,309.00	0	0.00	0	0.00	0	0	0	0	0
	DIP P401 36" X 30" MJ REDUCER	3.0	EA	0.0	0.00	0	11,691.56	35,075	0.00	0	0.00	0	0	0	35,075	37,530
	DIP P401 36" X 36" MJ CROSS	1.0	EA	0.0	0.00	0	31,000.00	31,000	0.00	0	0.00	0	0	0	31,000	33,170
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT.BOLT.SNUTS) 36"	7.0	EA	0.0	0.00	0	1,411.00	9,877	0.00	0	0.00	0	0	0	9,877	10,568
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT.BOLT.SNUTS) 30"	6.0	EA	0.0	0.00	0	1,108.00	6,648	0.00	0	0.00	0	0	0	6,648	7,113
	****			0.0											0	0
	(#103) - TOLS LINES, 821														0	0
	401 LINED RESTRAINED JOINT PIPE														0	0
	C1-6														0	0
	FROM 5'-4" OUTSIDE SCREENING DISCHARGE TO MASTER PS														0	0
	EXCV.LAY.BKFL PIPE (36" X 7' X 9')(5M X 2 I/LF/DAY)	(126.0)	LF	-240.0	133.97	-16,880	0.00	0	0.00	0	428.90	-54,041	In Equip Rate	0	-70,921	-70,921
	PIPE BEDDING	(58.6)	CY	0.0	0.00	0	0.00	0	78.75	-4,616	0.00	0	0	0	-4,616	-4,616
	HAUL EXCESS	(98.2)	CY	0.0	0.00	0	0.00	0	5.67	-556	0.00	0	0	0	-556	-556
	FILL MATERIAL	(106.2)	CY	0.0	0.00	0	0.00	0	20.00	-2,124	0.00	0	0	0	-2,124	-2,124
	HAUL IMPORT FILL SPOIL	(106.2)	CY	0.0	0.00	0	0.00	0	5.67	-602	0.00	0	0	0	-602	-602
	DIP P401 36" PIPE-RESTRAINED JOINT	(114.0)	LF	0.0	0.00	0	w/ODP	0	0.00	0	0.00	0	0	0	0	0
	DIP P401 30" PIPE-RESTRAINED JOINT	(12.0)	LF	0.0	0.00	0	w/ODP	0	0.00	0	0.00	0	0	0	0	0
	MARKING TAPE NON-DETECTABLE	(126.0)	LF	0.0	0.00	0	1.00	-126	0.00	0	0.00	0	0	0	-126	-135
	TRACER WIRE	(126.0)	LF	0.0	0.00	0	0.45	-57	0.00	0	0.00	0	0	0	-57	-61
	DIP POLY WRAP 36"	(126.0)	LF	0.0	0.00	0	4.00	-504	0.00	0	0.00	0	0	0	-504	-539
	DIP P401 30" MJ 90 BEND	(1.0)	EA	0.0	0.00	0	13,910.00	-13,910	0.00	0	0.00	0	0	0	-13,910	-14,884
	DIP P401 36" MJ 90 BEND	(1.0)	EA	0.0	0.00	0	19,309.00	-19,309	0.00	0	0.00	0	0	0	-19,309	-20,661
	DIP P401 36" X 30" MJ REDUCER	(1.0)	EA	0.0	0.00	0	11,691.56	-11,692	0.00	0	0.00	0	0	0	-11,692	-12,510
	DIP P401 36" X 30" MJ RED TIE	(2.0)	EA	0.0	0.00	0	20,255.67	-40,511	0.00	0	0.00	0	0	0	-40,511	-43,347
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT.BOLT.SNUTS) 36"	(7.0)	EA	0.0	0.00	0	1,411.00	-9,877	0.00	0	0.00	0	0	0	-9,877	-10,568
	DI MJ FTG RESTRAINT w/ MJ ACC (GSKT.BOLT.SNUTS) 30"	(5.0)	EA	0.0	0.00	0	1,108.00	-5,540	0.00	0	0.00	0	0	0	-5,540	-5,928

STORM PIPE ADDITIONS

TOTAL	374,748
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Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	ITEMS BASED ON DIRECT MANHOURS															
	SAFETY/FIRST AID EQUIP	1.0	LS	0.0	0.00	0	0	7,576.81	0	0	0	0	0	0	7,576	8,106
	SAFETY SHUTDOWN	1.0	LS	150.0	10,837.57	10,838	0	375.00	375	0	0	0	0	0	10,913	10,939
	ADDED STORM PIPE S1-S2-POND-WETLANDS														0	0
	DRAWING CI-5														0	0
	EXCV LAY BKFL PIPE (24" X 6' X 7'/(5M X 22L/F/DAY)	495.0	LF	544.5	77.37	38,297	0.00	0	0.00	0	187.43	92,780	In Equip Rate	0	131,076	131,076
	Purchase Pipe Material Price - 24" RCP	380.0	LF	0.0	0.00	0	53.12	20,184	0.00	0	187.43	71,225	In Equip Rate	0	91,409	92,821
	PIPE BEDDING	120.0	CY	0.0	0.00	0	0.00	0	78.75	9,450	0.00	0	0	0	9,450	9,450
	HAUL EXCESS	740.0	CY	0.0	0.00	0	0.00	0	5.67	4,193	0.00	0	0	0	4,193	4,193
	FILL MATERIAL	950.0	CY	0.0	0.00	0	0.00	0	20.00	19,000	0.00	0	0	0	19,000	19,000
	HAUL IMPORT FILL SPOIL	950.0	CY	0.0	0.00	0	0.00	0	5.67	5,383	0.00	0	0	0	5,383	5,383
				0.0		-		-		-		-		0	0	0
	ADDED STORM STRUCTURES S1-S2- S3- S4- S5	****													0	0
	DRAWING CI-5														0	0
	EXCV / SET / BKFL PC MANHOLE, 5' DEEP, 48"	5.0	EA	250.0	3,516.67	17,583	0.00	0	0.00	0	5,997.16	29,986	In Equip Rate	0	47,569	47,569
	BEDDING ROCK	15.0	CY	0.0	0.00	0	0.00	0	78.75	1,181	0.00	0	0	0	1,181	1,181
	IMPORT FILL	200.0	CY	0.0	0.00	0	0.00	0	20.00	4,000	0.00	0	0	0	4,000	4,000
	HAUL EXCESS OFFSITE	400.0	CY	0.0	0.00	0	0.00	0	5.67	2,268	0.00	0	0	0	2,268	2,268
	PC MH ASSEMBLY 48" w/BASE/LID/STEPS, 5' DEEP	5.0	EA	200.0	2,813.33	14,067	4,499.50	20,998	0.00	0	0.00	0	0	0	35,064	36,534
	PC MH 48" RING & COVER 24" DIA.	5.0	EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0	0	0	0	0
	PC MH 48" JOINT SEAL "RUB R NEK" (12.6"/INT)		EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0	0	0	0	0
	PC MH 48" EXTERIOR JOINT WRAP (15.7"/INT)		EA	0.0	0.00	0	Incl	0	0.00	0	0.00	0	0	0	0	0
	PC GRADE RING 24" X 3"	5.0	EA	0.0	0.00	0	50.00	250	0.00	0	0.00	0	0	0	250	250
	GROUT - PC MH GRADE RINGS	16.0	EA	0.0	0.00	0	50.00	800	0.00	0	0.00	0	0	0	800	856
	GROUT MH INVERT, 48"	6.0	EA	0.0	0.00	0	171.82	1,031	0.00	0	0.00	0	0	0	1,031	1,103
	INTERIOR/EXTERIOR PRO-TECH COATING	5.0	LS	0.0	0.00	0	Incl	0	0.00	0	0.00	0	0	0	0	0
															0	0

ELECTRICAL CHANGES

TOTAL	645,289
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Comments (Spec/Dwg)	Description	Quantity	Unit	Total HR	Labor		Materials		Subcontract		Equipment		Other		Total Cost	W/TAXES TOTAL
					Labor Unit	Labor Total	Matl Unit	Matl Total	Sub Unit	Sub Total	Equip Unit	Equip Total	Oth Unit	Oth Total		
	ELECTRICAL			0.0		0		0	Northlake	0		0		0	0	0
	Upsize EB2 cable Feed from 350 mcm to 500 mcm.	1.0	LS	0.0	0.00	0		0	48,215.29	48,215		48,215		0	48,215	48,215
	Change Manhole size and Quantity	1.0	LS	0.0	0.00	0		0	-17,750.40	-17,750		-17,750		0	-17,750	-17,750
	Ductbank MM Concrete Encasement	1.0	LS	0.0	0.00	0		0	109,805.50	109,806		109,806		0	109,806	109,806
	Ductbank NW Concrete Encasement and Rerouting	1.0	LS	0.0	0.00	0		0	157,888.61	157,889		157,889		0	157,889	157,889
	Ductbank L-B	1.0	LS	0.0	0.00	0		0	293,166.00	293,166		293,166		0	293,166	293,166
	Site Prep / Equipment / Aggregate for Ductbank L-A	1.0	LS	0.0	0.00	0		0	53,954.00	53,954		53,954		0	53,954	53,954



9/4/2025

Garney Construction

Atten: Tom Manning

Project: WILDWOOD WRF PHASE 1

90% to 100% Revision 1

CO #2505-003

North Lake Electric is pleased to submit the following price for the above referenced project. This price includes all materials, labor, taxes for a complete system as per revised drawings provided.

Upsize EB2 cable feed from 350 mcm to 500mcm

Conductor size change from 350mcm to 500 mcm

Material Cost		\$ 32,655.96
Sales tax		\$ 2,285.92
Org. Material Cost		\$ (19,651.39)
Sales Tax Credit	(-7%)	\$ (1,375.60)
Labor	238.5 hr.	\$ 29,812.50
Superintendent Labor	24 hr.	\$ 3,000.00
Org. Labor Credit	119 hr.	\$ (10,100.00)
Misc/Consum/Transp		\$ 5,041.05
Over Head/ Profit		\$ 6,546.85
Total		\$48,215.29

Change of Manhole Sizes and Quantities

Remove 2 (6x6x6) 1 Additional (4x4x4)

Credit of 6x6x6 manholes	2	\$ (19,068.00)
6x6x6 manhole sales tax credit		\$ (1,334.00)
Labor Credit for 6x6	8hr	\$ (680.00)
Superintendent Labor Credit for 6x6	2hr	\$ (240.00)
Over Head/ Profit Credit for 6x6		\$ (1,988.80)
Material cost for 4x4x4 manhole		\$ 4,320.00
4x4x4 Manhole sales tax	7%	\$ 302.40
Labor Cost For 4x4xx4	4hr	\$ 340.00
Superintendent Labor Cost for 4x4x4	1hr	\$ 120.00
Over Head/ Profit		\$ 478.00
Total		\$ (17,750.40)



Duct bank MM concrete encasement

Duct bank MM from direct burial to concrete encasement

Material cost		\$ 13,800.00
Sales tax		\$ 966.00
Labor	461.5 hr.	\$ 39,227.50
Superintendent Labor	45hr	\$ 5,625.00
Equipment		\$ 21,550.00
Unsuitable soils/water		\$ 12,125.00
Misc/Consum/Transp		\$ 6,530.00
Over Head/ Profit		\$ 9,982.00
Total		\$ 109,805.50

Duct bank NN concrete encasement and rerouting

Duct bank NN from direct burial to concrete encasement/ change of location

Material cost		\$ 25,916.82
Sales tax		\$ 1,814.18
Labor	596.16hr	\$ 50,673.61
Superintendent Labor	60hr	\$ 7,500.00
Equipment		\$ 29,900.00
Unsuitable soils/water		\$ 18,350.00
Misc/Consum/Transp		\$ 9,390.00
Over Head/ Profit		\$ 14,354.00
Total		\$ 157,898.61

Duct bank L-B

New Duct bank added to REV1

Material cost		\$ 57,522.00
Sales Tax		\$ 4,026.00
Labor	1122.8	\$ 95,438.00
Superintendent Labor	112.3	\$ 14,037.00
Equipment		\$ 47,535.00
Unsuitable soils/water		\$ 30,520.00
Misc/Consum/Transp		\$ 17,436.00
Over Head/ Profit		\$ 26,652.00
Total		\$ 293,166.00



Site Prep /Equipment/ Fill aggregate

Needed for Duct bank L-A

Unsuitable soils/ Water	\$ 28,240.00
Equipment	\$ 17,600.00
Misc/Consum/Transp	\$ 3,209.00
Over Head/ Profit	\$ 4,905.00

<u>Total</u>	\$ 53,954.00
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Total of all changes \$ 645,289.00

Additional Days will Need To be added to the Schedule or Cost will need to Be Revised to reflect Premium Time.

Respectfully,



Ryan Strong
President

North Lake Electric, Inc. is not responsible for errors or omissions in the design of this project with respect to local and state codes.

**WP-04 I&C Package**Analyzed by:
Dan Pelton

PROJECT: WILDWOOD WRF BNR IMPROVEMENTS				Revere	Inframark	PCI-Vetrix	
				Ben Matthews	Jean Mead	Hassan Ajami	
				863-860-0574	863-581-6865	813-392-3340	
SEC	DESCRIPTION	QTY	UM				
	Bid Documentation						
	Bid Form	1	ls	Yes	Yes	Yes	
	COI	1	ls	Yes	Yes	Yes	
	Licenses	1	ls	N/A	N/A	N/A	
	Non-Collusion Affidavit	1	ls	Yes	Yes	Yes	
	Trench Safety Act	1	ls	Yes	Yes	Yes	
	Drug Free Workplace Certificate	1	ls	Yes	Yes	Yes	
	New Vendor Registration Form	1	ls	No	No	No	
	Acknowledged Addendums	1	ls	No	No	No	
	AIS Compliant	1	ls	No	No	No	
	Material Bond Amount Provided	1	ls	5.00%	\$ 4,005.00	5.00%	
	Equipment Scope						
	I&C Work Package Lump Sum	1	LS	\$ 370,494.00	\$ 404,458.00	\$ 471,675.00	
	Submittal Packages						
	System Network Submittal	1	EA	Incl.	Incl.	Incl.	
	System Integration Plan Submittal	1	EA	Incl.	Incl.	Incl.	
	Field Instrumentation Submittal w/Manufacture Cutsheets	1	EA	Incl.	Incl.	Incl.	
	Control Panel Hardware and Drawings Submittal	1	EA	Incl.	Incl.	Incl.	
	Software Submittal (HMI Graphics/ Functional Control St.)	1	EA	Incl.	Incl.	Incl.	
	Spare Parts Submittal	1	EA	Incl.			
	Factory and Field Test Plan Submittal	1	EA	Incl.	Incl.	Incl.	
	Training Plan Submittal	1	EA	Incl.	Incl.	Incl.	
	Operations & Maintenance Manuals Submittal	1	EA	Incl.	Incl.	Incl.	
	CSE			Incl.	Incl.	Incl.	
	Programming	1	EA				
	PLC PCP-MLS	1	EA	Incl.	Incl.	Incl.	
	PLC MLS-BUCP	1	EA	Incl.	Incl.	Incl.	
	OIT PCP-MLS	1	EA	Incl.	Incl.	Incl.	
	OIT MLS-BUCP	1	EA	Incl.	Incl.	Incl.	
	HMI Overview Screen	1	EA	Incl.	Incl.	Incl.	
	HMI Master Pump Station Controls Screen	1	EA	Incl.	Incl.	Incl.	
	Control Panels	1	EA				
	PCP-MLS	1	EA	Incl.	Incl.	Incl.	
	MLS-BUCP	1	EA	Incl.	Incl.	Incl.	
	LCP'S	4	EA	Incl.	Incl.	Incl.	
	Control Termination Cabinets	1	EA	Incl.			
	Existing I/O-3	1	EA	Incl.	Incl.	Incl.	
	Existing I/O-2	1	EA	Incl.	Incl.	Incl.	
	Field Equipment	1	EA				
	FIT-1050	1	EA	Incl.	Incl.	Incl.	
	Autosampler CS-1051	1	EA	Incl.	Incl.	Incl.	
	LIT-1010	1	EA	Incl.	Incl.	Incl.	
	LIT-1070	1	EA	Incl.	Incl.	Incl.	
	Floats LSHH/LSLL 1053	1	EA	Incl.	Incl.	Incl.	
	MLS limit switches LS-1031/1032/1034/1035	1	EA	Incl.	Incl.	Incl.	
	Cabling	1	EA				
	Fiber 2500' 12 Strand Roll	1	EA	12 Strand	6 Strand	12 Strand	
	On-Site Services	1	EA				



WP-04 I&C Package



Analyzed by:
Dan Pelton

PROJECT: WILDWOOD WRF BNR IMPROVEMENTS				Revere	Inframark	PCI-Vetrix	
				Ben Matthews	Jean Mead	Hassan Ajami	
				863-860-0574	863-581-6865	813-392-3340	
SEC	DESCRIPTION	QTY	UM				
	Instrumentation Calibration	1	EA	Incl.	Incl.	Incl.	
	Termination and testing of fiber	1	EA	Incl.	Incl.	Incl.	
	Establish Network Comm.	1	EA	Incl.	Incl.	Incl.	
	Loop I/O Checkout	1	EA	Incl.	Incl.	Incl.	
	Operational Readiness Test	1	EA	Incl.	Incl.	Incl.	
	System Performance Test	1	EA	Incl.	Incl.	Incl.	
	Training	1	EA	24 hrs/2 sess.	32 hrs/4 sess.	32 hrs/4 sess.	
	Instrument Training (8 hours)	1	EA	Incl.	Incl.	Incl.	
	Hardware Maintenance Training (8 hours)	1	EA	Incl.	Incl.	Incl.	
	Software Maintenance Training (8 hours)	1	EA	Incl.	Incl.	Incl.	
	Operator Training (8 hours)			Incl.	Incl.	Incl.	
	HMI Training						
	Spare Parts						
	Fuses	10	EA	Incl.	Incl.		
	4-20 mA surge protection	2	EA	Incl.	Incl.		
	120 VAC surge protection	2	EA	Incl.	Incl.		
							-
		TOTAL		370,494	404,458	471,675	-

Project: 20252687

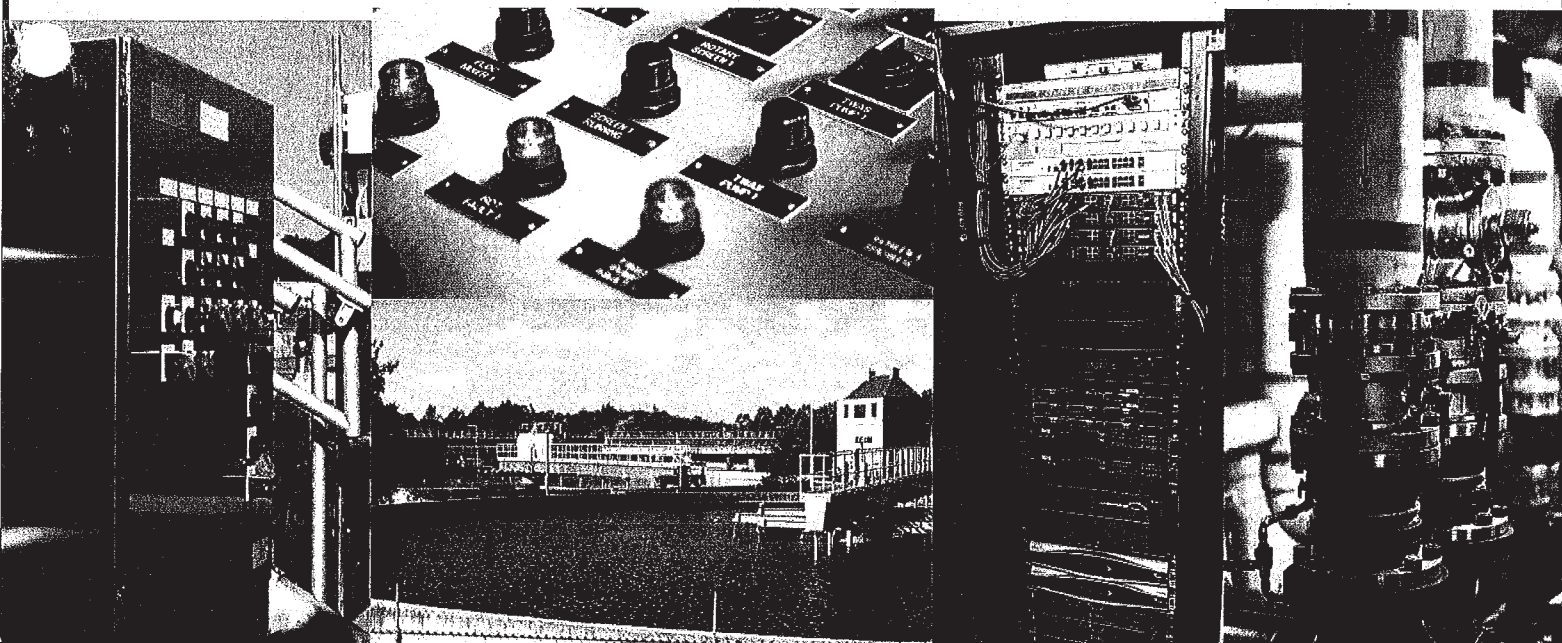
Proposal Date: 5/23/2025

WRF Improvements – Phase 1B

City of Wildwood
Garney Construction

Including Addenda: No. 1, 2, 3

Bid Date: May 23, 2025



 **REVERE**
CONTROL SYSTEMS

205.824.0004

WWW.REVERECONTROL.COM

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1. Executive Summary

Thank you for the opportunity to present our proposal for the referenced project. We will provide Control System equipment and services to meet the functional operation as defined in the specifications. Your project deserves the selection and integration of reliable equipment and best possible cost-performance ratio available for this application. We will deliver such a system while meeting the functional requirements of the specifications. We will deliver the kind of value you expect and deserve on this project for the following reasons:

- Revere Controls is a CSIA Certified Systems Integrator. The Control System Integrators Association (CSIA) seeks to advance business practices of control system integration. Member companies that become CSIA Certified have demonstrated the highest level of professionalism and excellence, and customers selecting integrators that have earned CSIA certification can be confident that their work will be performed to these high levels and adhere to industry best practices.
- We will provide a system based on commercially available premier brand components that will provide a readily supportable control platform and lower life cycle support costs.

We look forward to serving you and to delivering a system that will give you many years of valuable service. Please contact the following with any questions regarding our proposal.

Ben Matthews

Ben Matthews
Program Manager
Revere Control Systems
Phone: 863.860.0574
E-Mail: bmatthews@reverecontrol.com

For technical scope of supply questions regarding this proposal please contact Nathan Chui of Revere Control Systems. Nathan can be reached at 863-940-5122 (Office) or 727-366-0639 (Mobile) or nchui@reverecontrol.com.

2. Project Scope

Drawings and Specifications by: **CPH/Bailey Engineering**

Section	Description
13310	Field Instruments
13315	Control Panels
13320	HMI Hardware and Software
13325	PLC Hardware and Software
13326	PLC Programming
13360	Fiber Optic System
16370	Variable Frequency Drives – <i>only the LCPs</i>

Addenda:

Addendum No. 1 – Issued April 28, 2025

Addendum No. 2 – Issued May 9, 2025

Addendum No. 2 – Issued May 13, 2025

3. Management

3.1 Project Management

- Project Coordination and Scheduling
- Provide Updates to the General Contractor for Monthly Progress Meetings
- Smart Energy Solutions control system engineer services

3.2 Project Meetings

- (1) ONE Programming Workshop
- Attendance/Participation in Monthly Progress Meeting will be via Microsoft Teams or Conference Call unless required to be onsite.

4. Engineering Documentation Packages

4.1 Documentation Packages

- System Network Submittal
- System Integration Plan Submittal
- Field Instrumentation Submittal with Manufacturer Cutsheets
- Control Panel Hardware and Drawings Submittal
- Software Submittal including HMI Graphics and Functional Control Strategies
- Spares Parts Submittal
- Factory and Field Test Plan Submittal
- Training Plan Submittal
- Operations & Maintenance Manuals

5. Programming / Software Configuration

5.1 PLC Programming

- PCP-MLS, MLS-BUCP

5.2 OIT Programming

- PCP-MLS, MLS-BUCP

5.3 HMI Programming/Configuration

- Update Overview screen
- Master Pump Station Controls Screen

6. Control Panels

Control Panel		
Qty	Description	Tag
1	Master Lift Station Process Control Panel description - NEMA12 free-standing enclosure - AB 5069 CompactLogix PLC - AB 5094 FLEX 5000 I/O 15" Maple Systems OIT (2) AB Stratix 5800 Series Ethernet switches - Fiber optic patch panel 24VDC power supply - UPS - Surge protection	PCP-MLS
1	Backup Process Control Panel description - NEMA12 free-standing enclosure - AB Micro 870 PLC 15" Maple Systems OIT - AB Stratix 5800 Series Ethernet switch 24VDC power supply - UPS - Surge protection	MLS-BUCP
4	Local Control Panel description - NEMA4X 316SS enclosure (1) 20A, 1P breaker (1) 2-position selector switch (1) Pushbutton (2) Relays	LCPs per Drawing E9
1	Control Termination Cabinet description - NEMA7 enclosure (1) Ground bar - Copper control 24VAC terminal blocks	CTC1 per Drawing E22

Existing Control		
Qty	Description	Tag
1	Existing AB 1756 MCP I/O-3 panel modifications consists of the following: - Furnish and install Ethernet switch - Fiber optic patch panel - Update programming to convert signals from (10) Kruger Ditch Aerators into existing spares	Existing MCP I/O-3
1	Existing AB 1756 MCP I/O-2 panel modifications consists of the following: Update programming to convert signals for Aerators (Oxigators) removed, into existing spares	Existing MCP I/O-2

Factory Acceptance Test (Lakeland, FL location)

- Un-witnessed Factory Test (UFT)
- Witnessed Factory Test (WFT)

7. Field Instrumentation Equipment

Field Equipment		
Quantity	Type / Location / Service Description	Tag
1	30" Plant influent electromagnetic flowmeter	FE/FTT-1050
1	Pretreatment influent flow composite autosampler	CS-1051
1	MLS radar level sensor	LE/LIT-1010
1	MLS-BUCP radar level sensor	LE/LIT-1070
2	MLS level alarm float switch	LSHH/LSLL-1053
4	MLS valve limit switch no. 1, 2, 4, 5	LS-1031, LS-1032 LS-1034, LS-1035

8. Computer / Displays / Network Communications & Software

Computers, Displays, Network & Software	
Qty	Description
Computer Hardware	
	None included.
Computer Software	
	None included.
Network Hardware	
	None included.

Fiber Optic Network Communications	
Qty	Description
2,500 ft	12 Strand Singlemode OS2 Fiber Optic Cable Per Addendum 1

9. On-Site Services

9.1 On-Site Services (Revere Staff Members)

- Instrument Calibration of Revere Supplied Field Equipment
- Termination and Testing of Fiber Optic Cable
- Establish Network Communications
- Coordination with Packaged Equipment Suppliers
- Loop (I/O) Checkout for Equipment Connected to Revere Supplied Panels
- Operational Readiness Test (ORT)
- System Performance Test (SAT)

9.2 Training (Revere Staff Members)

- Onsite training
 - Instrument Training – ONE (1) Session – EIGHT (8) Hours per Session
 - Hardware, Software Maintenance & Operator Training – ONE (1) Session – SIXTEEN (16) Hours per Session
- All training is performed by qualified Revere Control Systems personnel unless specified herein.

10. Project Close-Out

Spare Parts	
Qty	Description
10	Field instrument fuses
2	4-20mA surge protection (field enclosure)
2	120VAC surge protection

11. Clarifications

Items Supplied by Others:

The following equipment is furnished by others:

- Pumps and associated VFDs/control panels
- Drum rotary screening system and associated controls

Packaged Systems submittals required for SCADA System Integration verification:

- Pumps and associated VFDs/control panels
- Drum rotary screening system and associated controls

The following are excluded from our proposal and quoted price:

1. MCCs, stand-alone VFDs and SSS cabinets will NOT be included in the factory witness test. In lieu of Revere taking delivery and providing electrical for large motor loads, we will provide a small motor load to simulate logic control functions. In addition, we will test out the communications portions of the 3rd party equipment by having them send us just only that component within their packaged system.
2. Pump termination cabinets per addendum no. 2
3. VFDs per addendum no. 2
4. Provision or installation of conduit, wire, and cable.
5. Terminations of field wiring unless specifically outlined in the above proposal scope of work under the On-Site Services section.
6. Termination and testing of network cable (Fiber Optic, CAT6, DeviceNet, Profibus, etc.) unless specifically outlined in the above proposal scope of work under the On-Site Services section.
7. Provision or installation of brackets, hangers, anchor bolts, pipe fittings, instrument tubing, isolation valves, control valves or stilling wells except as specifically outlined in the above proposal scope of work.
8. Provision of field instrumentation included in Packaged Equipment Systems.
9. Mechanical installation of field instrumentation and control panels.
10. Calibration and/or testing of control loops or equipment furnished by parties other than Revere Control Systems without exception.
11. Provision of field or control panels surge suppression except as specifically outlined in the above proposal scope of work under the Control Panels and Field Instrumentation sections.
12. Programming of equipment provided by other vendors except as specifically outlined in the above proposal scope of work.
13. Supply of any materials or services required to resolve incorrectly designed, supplied, or installed equipment provided by others as part of the project/contract.

Supply Chain Disruption

Note that given the uncertain and dynamic nature of the global supply chain, some suppliers have issued “protective” or “rolling” force majeure notices and have indicated an inability to meet previously quoted lead times. Revere shall not be responsible for delays associated with supply chain deficiencies of specified components related to this project. Revere will immediately notify the client of any such delays and will when applicable, offer options that could best meet the delivery schedule.

12. Project Pricing and Timeline

Pricing Summary	
Base Scope	Price
WP-04 Phase 1 Instrumentation & Controls – Pricing Included on Bid Form	\$ ###,###
Total Price	\$ ###,###

Pricing: Quotation is valid for sixty (60) days.
Performance and payment bonds are included.

Timeline:

- Six (6) to Twelve (12) weeks for preparation of materials and drawings submittal packages after receipt and acceptance of purchase order
- Four (4) weeks for review, approval and return of submittal packages
- Ten (10) to Sixteen (16) weeks for production, testing, and shipment of all equipment after submittal approval

Crated Shipment: F.O.B. shipping point with freight allowed to jobsite

Sales Tax: Applicable Sales Taxes (6.0%) are included.

13. Warranty

Warranty shall run for a period of twelve (12) months after acceptance or eighteen (18) months after shipment to the jobsite, whichever comes first.

14. General Terms

Unless stated otherwise, payment terms are net cash thirty (30) days after shipment. A late charge of one and a half percent (1½%) per month shall be added to all amounts not received within thirty (30) days after invoice. Buyer agrees to pay all costs and expenses of Seller, including collection fees, attorneys' fees and expenses and court costs for securing payments due and/or resolving disputes under this contract.

Project will be invoiced according to a schedule of values agreed to by both Seller and Buyer. Partial shipments will be invoiced as shipped.

Buyer's request for Seller to start work shall be construed by Seller as acceptance of Seller's proposal and Seller's Terms and Conditions. Buyer may delay start of work for further negotiations between Buyer and Seller. However, Buyer's notification to Seller to begin work expressly terminates negotiations. Any other alteration of the work shall constitute a change order.

Buyer will provide Seller with a copy of the payment and performance bonds for bonded projects or provide the name of the surety company.

Start-up assistance and training is included as specified in our bid document above. Please note that additional time for trips beyond the limits quoted above will be paid by the Buyer as invoiced based on rates in effect on the travel dates.

Except where expressly noted, normal onsite work hours are to be weekdays (Monday through Friday), not to include legal holidays. Normal onsite workdays are limited to 8 hours. Work required to be performed on weekends, holidays and beyond normal hours to maintain project schedule due to incompleteness of equipment installation, lack of operating fluids or media, or other delays related to construction or operation beyond our control will be charged to the buyer based on said current rates in effect.

Please forward any order resulting from this proposal to the following address:

**Revere Control Systems
5201 Princeton Way
Hoover, AL 35226**

15. List of Attachments/Exhibits

The following attachments and/or exhibits are considered an integral part of this proposal:

- Revere Terms and Conditions

Thank you for your consideration of Revere Control Systems. We look forward to working with you on this project.

Sincerely,

Ben Matthews

Ben Matthews
Program Manager
Revere Control Systems
Phone: 863.860.0574
E-Mail: bmatthews@reverecontrol.com

Terms and Conditions

These are the terms and conditions for all work performed by Revere Control Systems ("RCS") for ("Buyer") that is related to:
(the "Project"). Dated .

ENTIRE AGREEMENT The entire agreement between RCS and Buyer consists of: (a) these Terms and Conditions, (b) RCS's proposal (to which these terms and conditions are attached) (the "Proposal"), (c) the written requirements of Buyer (if any) that are attached as Exhibit A and, (d) if applicable, Buyer's later purchase orders to the extent they do not contain any additional, inconsistent or contrary terms or conditions (all of which are expressly rejected by RCS) to those set forth in the foregoing documents (collectively the "Contract"). The Contract may only be modified by a written Change Order executed by both Buyer and RCS. To the extent these Terms and Conditions are inconsistent with the Proposal or Buyer's written requirements (if any) attached as Exhibit A or any of Buyer's purchase orders, these Terms and Conditions shall take priority. To the extent the Proposal is inconsistent with the Buyer's written requirements (if any) attached as Exhibit A or any of Buyer's purchase orders, the Proposal shall take priority.

INTELLECTUAL PROPERTY RCS shall retain sole ownership of all of its intellectual property used or produced in connection with the Project, including but not limited to all drawings, specifications, software, written materials, manuals, marks, business methods, and all other property that is capable of protection by a patent, copyright or trademark (whether or not such protection has actually been sought). Buyer shall not use such intellectual property except for the purpose of confirming the quality of design and/or manufacturing of the products and services set forth in the Proposal. Buyer shall not photocopy, duplicate or in any way copy such intellectual property except for the Buyer's internal purposes only (but not for rendering services or selling products to third persons). Buyer shall not sell, license, assign or transfer the intellectual property protected by this paragraph to anyone. Buyer shall ensure that Owner is in possession of valid licenses for all third-party software (not provided by RCS) used for the Project, and shall indemnify and hold harmless RCS against all claims by licensors of such software. RCS makes no warranty regarding the effect of such third-party software on the performance of the software to be developed by RCS for the Project and RCS shall be released from any warranties given to Buyer to the extent that such software causes or contributes to problems. Following acceptance and final payment to RCS, RCS will grant to the Owner a non-transferable, non-exclusive license to use the software for the Owner's internal purposes only in the form of the license agreement attached as Exhibit B.

TAXES Prices stated herein do not include any tax, excise, duty or levy now or hereafter enacted or imposed, by any governmental authority on the manufacture, sale, delivery and/or use of any item delivered. An additional charge will be made therefore and paid by Buyer unless RCS is furnished with a proper exemption certificate relieving RCS of paying or collecting the tax, excise, duty or levy in question.

LIABILITY The total liability of RCS to Buyer for any loss, indemnity, damage or delay of any kind will not under any circumstances exceed 25% of the Contract Sum. Under no circumstances will RCS be liable for any loss, indemnity damage or delay arising out of its failure to perform due to causes beyond its reasonable control, including, without limitation, acts of God, interference by others, delays in receiving approvals or necessary information from Buyer, a higher-tier party and/or the ultimate owner, fires, strikes, floods, war, terrorism, riots, delays in transportation and adverse weather. Under no circumstances will RCS be liable for any special, incidental or consequential damages based on breach of warranty, breach of contract, negligence, gross negligence, strict liability, products liability or any other legal theory.

TERMINATION RCS may terminate this Contract for any of the reasons that Buyer may terminate its contract, if any, with any higher-tier buyer or the ultimate owner. Buyer may terminate RCS only for persistently or repeatedly failing or neglecting to carry out the Work in accordance with the Contract (and only after failing to take steps to correct such failure following ten (10) days written notice by Buyer). If terminated without cause, RCS shall be entitled to receive payment for the Work executed, and costs incurred by reason of such termination (including any restocking charges), along with reasonable overhead and profit on Work not yet executed.

SEVERABILITY The provisions of this contract are severable. If any part or parts of this contract are held by a court of competent jurisdiction to be invalid or unconstitutional, the remainder of the contract shall remain in full force and effect.

NO ASSIGNMENT Buyer may not assign its rights under this contract without the prior express written consent of RCS.

TITLE It is expressly understood that title to the products manufactured by RCS shall not pass to Buyer, but shall remain vested in and continue to be the property of RCS or its successors or assigns, until the purchase price, any applicable late charges and any other sums due hereunder have been fully paid.

WARRANTY AND LIMITATIONS RCS warrants to the purchaser that buys for use, and not for resale (the "Ultimate Purchaser") that all products furnished and which are manufactured by RCS will conform to specifications, drawings, samples and other written descriptions that are a part of this Contract, and will be free from defects in materials and workmanship. These warranties shall remain in effect for a period of twelve (12) months after acceptance of RCS's work under the Contract by either Buyer or Ultimate Purchaser (or their legal representatives) or twelve (12) months after the system is placed in productive use, or eighteen (18) months after shipment, whichever occurs first. Parts replaced or repaired during the warranty period shall carry the unexpired portion of the original warranty.

The liability of RCS hereunder is limited to replacing or repairing at RCS's factory or on the job site, at RCS's option, any part or parts which have been returned to RCS and which are defective or do not conform to such specifications, drawings or other written descriptions that are a part of the Contract; provided that such part or parts are returned within ninety (90) days after such defect is discovered. RCS shall have the sole right to determine if the parts are to be repaired at the job site or whether they are to be returned to the factory for repair or replacement. RCS shall not be liable for any damage done by unauthorized repair work, unauthorized replacement parts, from any misapplication or misuse of the item, or for damage due to accident, abuse, or Act of God. RCS shall not be liable for any labor, subcontracted or performed, by Buyer for preparation of any warranted item for return to RCS's factory or for preparation work for field repair or replacement. Non-compliance with the terms of payment by the Buyer shall result in a failure of consideration under this contract and shall relieve RCS of any duties or obligations with respect to any warranties stated herein.

EXCEPT AS SET FORTH IN THIS PROPOSAL WITH REGARD TO BOTH HARDWARE AND SOFTWARE, RCS MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF FREEDOM FROM PATENT INFRINGEMENT, OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE OR OTHER EXPRESS OR IMPLIED WARRANTIES. RCS IS NOT LIABLE FOR AND PURCHASER WAIVES ANY RIGHT OF ACTION IT HAS OR MAY HAVE AGAINST RCS FOR ANY CONSEQUENTIAL OR SPECIAL DAMAGES ARISING OUT OF ANY BREACH OR WARRANTY AND FOR ANY DAMAGES PURCHASER MAY CLAIM FOR DAMAGE TO ANY PROPERTY OR INJURY OR DEATH TO ANY PERSON ARISING OUT OF ITS PURCHASE OR THE USE, OPERATION OR MAINTENANCE OF THE PRODUCT.

OTHER Start-up service, operator orientation or installation is not included unless specifically offered in the Proposal. Buyer agrees to pay, as additional costs, for service calls on equipment not ready for start-up. Other field service is available at RCS's current prevailing rates. Stenographic, clerical or typographical errors are subject to correction.

CHOICE OF LAW This contract shall be construed under and governed by the laws of the State of Alabama, USA.

COVENANT NOT TO SOLICIT EMPLOYEES Commencing immediately, and continuing until a date one (1) year after the date of final completion of all obligations under this Contract, Buyer agrees not to directly or indirectly employ, solicit for employment, or advise or recommend to any other person that such other person employ or solicit for employment, any person employed by or under contract to RCS.

LOSS OR DAMAGE The responsibility for loss or damage of the equipment specified in the Contract shall be Buyer's from the time of shipment. Buyer is responsible for protecting the equipment against loss or damage of any kind. RCS shall pay for and maintain until final acceptance of RCS's work under this Contract policies of insurance issued by carriers acceptable to the Buyer which afford coverage for worker's compensation (including employer's liability) and general liability.

FAILURE TO MAKE PAYMENT If, after seven (7) days notice by RCS, the Buyer does not make payment for the Work in conformity with this Contract (or, with or without such notice if the Buyer has repeatedly failed to make payment in conformity with this Contract), RCS may suspend its work under this Contract until it receives all payments then due, and the Contract Sum shall be increased by RCS's reasonable demobilization and remobilization costs and reasonable finance charges. In the event collection of any amounts due to RCS is referred to an attorney, Buyer shall bear all costs of collection, including, but not limited to RCS's reasonable attorney fees. RCS may require prepayment of any or all amounts due if the financial condition of Buyer, a higher-tier buyer or the Ultimate Purchaser reasonably justifies it.

ASBESTOS ABATEMENT RCS is not responsible for asbestos abatement associated with any construction demolition. It will be the Buyer's responsibility to secure such services.

ARBITRATION All claims arising out of this Contract shall be subject to arbitration before a single arbitrator in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. The arbitrator shall be a person with experience in software development and electrical issues. The governing law and place of the arbitration will be in the State of Alabama, USA.

Required

Bid

Forms



CITY OF WILDWOOD – WRF IMPROVEMENTS



BID FORM

Project: City of Wildwood – WRF Improvements

Work Package: WP-04 Phase 1 Instrumentation & Controls

Bidder Information:

Company: Revere Control Systems, LLC

Contact Name: Ben Matthews **Title:** Program Manager

Address: 5201 Princeton Way
Hoover, AL 35226

Phone Number: 863-646-5781 x-3001 **Fax:** 863-646-3899

Bid Proposal Documentation Checklist:

Documents to Provide	Check to Confirm
Bid Submittal Documents listed below shall be included in the Bid package.	
Bid Form(s) (Signature Required)	X
Bidder Confirmation of Completeness of Bid (Signature Required)	X
Bid Bond Form (Signature & Notary Required)	X
Non-Collusion Affidavit (Signature & Notary Required)	X
Drug-Free Workplace Certification (Signature & Notary Required)	X
Trench Safety Act Form - As Applicable (Signature & Notary Required)	X
Surety Bond Confirmation Letter (Signature & Notary Required)	X

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

No. 1 Dated 04-28-25 No. 3 Dated 05-13-25

No. 2 Dated 05-09-25 No. Dated

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.



CITY OF WILDWOOD – WRF IMPROVEMENTS



5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-04 PHASE 1 INSTRUMENTATION & CONTROLS

Bid package	Qty	Unit	Amount
WP-04 - Phase 1 Instrumentation & Controls	1	Lump Sum	\$370,494.00

TOTAL BID (WRITTEN OUT IN WORDS) Three hundred seventy thousand, four hundred ninety-four dollars

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and understanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

<u>Nan Johnson</u> Signature	<u>Nan Johnson, Vice President</u> Print Name / Title	<u>5/21/2025</u> Date
---------------------------------	--	--------------------------



BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.
2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

No. 1 Dated 04-28-25

No. 3 Dated 05-13-2025

No. 2 Dated 05-09-2025

No. _____ Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.
5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.
6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.
7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.
8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.
2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.
3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.

Nan Johnson
Signature

Nan Johnson, Vice President
Print Name / Title

5/21/2025
Date



CITY OF WILDWOOD – WRF IMPROVEMENTS

**BID BOND FORM**

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, Revere Control Systems, LLC as Principal, and, as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of Five Percent of Amount Bid Dollars (\$ 5%) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this 29th day of April, 20245

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-04 – Phase 1 Instrumentation & Controls

NOW, THEREFORE:

a. If the Bid is rejected,

b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: Revere Control Systems, LLC

By: Nan Johnson

Title: Vice President

Surety: The Gray Casualty & Surety Company

Michelle Anne McMahon, Attorney-in-Fact

Notary Required

SWORN TO AND SUBSCRIBED BEFORE ME

this 29th day of APRIL, 20245

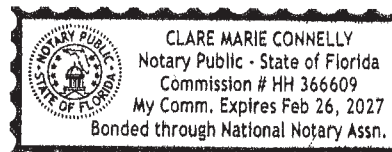
and who is personally known to me or has produced

as identification

and did (did not) take an oath.

Notary Public - County of Polk, State of FLORIDA.

Place Seal



Clare M. Connelly

* The Gray Casualty & Surety Company

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: Bid Bond

Principal: Revere Control Systems, LLC

Project: WP-04 – Phase I Instrumentation & Controls

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Charles Moran, Kieran Moran, Michelle Anne McMahon, Nicholas Miller, Sarah Murtha, Nicholas Turecamo, Richard F. Hackner Jr., Connor Wolpert, Robyn Salley, Kathryn Pryor, Gentry Stewart, Jennifer Godere, Jonathan Gleason, and Doritza Mojica of Hartford Connecticut jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of April, 2025.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 29th day of April, 2025.

Leigh Anne Henican



**NON-COLLUSIVE AFFIDAVIT**

STATE OF Florida)

COUNTY OF Polk)

Nan Johnson

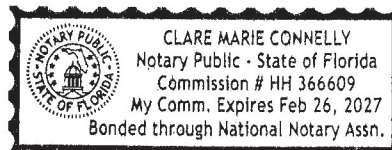
being first duly sworn, deposes and says that:

1. He/She is Nan Johnson of Vice President, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against, Toho Water Authority, or any person interested in the proposed Contract; and
5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) Nan Johnson(Title) Vice President

The foregoing instrument was acknowledged before me this 21ST day of May, 2025 by Nan Johnson. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires:

STATE OF: FloridaCOUNTY OF: Polk

Clare M. Connelly
NOTARY PUBLIC; (Name)

SIGNATURE

Clare M. Connelly



DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Nan Johnson
Signature of Bidder

Nan Johnson, Vice President
Print or Type



CITY OF WILDWOOD – WRF IMPROVEMENTS



TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.
2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.
3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

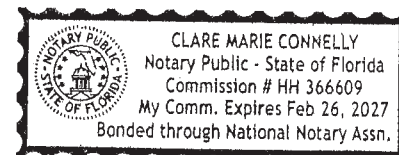
As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed) Nan Johnson Title Vice President
Nan Johnson

Notary Required
SWORN TO AND SUBSCRIBED BEFORE ME
this 21st day of May, 2024
and who is personally known to me or has produced
as identification
and did did not take an oath.

Notary Public - County of Polk, State of Florida

Place Seal



Clare M. Connelly



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cobbs Allen 115 Office Park Drive Suite 200 Birmingham AL 35223	CONTACT NAME: Andrea Gilley PHONE (A/C, No, Ext): 205-874-1306 E-MAIL ADDRESS: agilley@cacgroup.com FAX (A/C, No):
INSURED Revere Control Systems, LLC 5201 Princeton Way Hoover AL 35226	INSURER(S) AFFORDING COVERAGE INSURER A: National Fire Ins. of Hartford INSURER B: Continental Ins Co INSURER C: Alabama Self-Insured WC Fund INSURER D: Midwest Emp Casualty Co INSURER E: Lloyds of London INSURER F: Valley Forge Insurance
REVER01	NAIC # 20478 35289 5502 23612 85202 20508

COVERAGES**CERTIFICATE NUMBER:** 1717920933**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
F	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			7063354214	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 200,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			7063354200	12/1/2024	12/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			7063354195	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C D B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	P100812AL2025 PVAL1290001 7063354231	1/1/2025 1/1/2025 12/1/2024	1/1/2026 1/1/2026 12/1/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
F E E	Installation Floater *Pollution Liability *Professional Liability			7063354214 PF00676A24 PF00676A24	12/1/2024 12/31/2024 12/31/2024	12/1/2025 12/1/2025 12/1/2025	Limit Per Claim/Aggregate Per Claim/Aggregate 1,000,000 2/4,000,000 2/4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*Pollution & Professional Liability Each Claim Deductible \$25,000
Excess Professional and Pollution Liability Carrier: Lloyds of London, Policy # PF00677A24, Policy Period: 12/31/24-12/1/25 Aggregate \$3,000,000/ Each Claim \$3,000,000 - Retention \$25,000
Cyber Liability Carrier: Coalition Insurance Solutions, Inc., Policy# C4LQL103612CYBER2024, Policy Period: 12/1/2024-12/1/2025, Aggregate \$3,000,000 / Each Claim \$3,000,000 - Retention \$50,000
Excess Cyber Liability Carrier: Scottsdale Indemnity Co, Policy # EK13551468, Policy Period: 12/1/2024-12/1/2025, Aggregate \$2,000,000/ Each Claim \$2,000,000

CERTIFICATE HOLDER**CANCELLATION**

Informational Purpose Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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WP-05 Electrical Building 2



Analyzed by:
Conner Simmons

PROJECT: WILDWOOD WRF BNR IMPROVEMENTS		GARNEY IN BID			Taylor Builders	S.A. Casey	Angler	R.C. Stevens	
					Hayden Taylor	Ian Casey	Luke Plummer	Todd Desmarais	
					407-756-0713	407-240-6775	352-267-4777	207-614-4342	
SEC	DESCRIPTION	QTY	UM		638,639	550,000	450,000	599,124	
	Bid Documentation								
	Bid Form				No	Yes	Yes	Yes	
	COI				No	No	No	No	
	Non-Collusion Affidavit				No	Yes	Yes	Yes	
	Trench Safety Act				No	Yes	Yes	Yes	
	Drug Free Workplace Certification				No	Yes	Yes	Yes	
	New Vendor Registration Form				No	No	No	No	
	Acknowledge Addendums				No	No	Yes	Yes	
	BABA / AIS Complaint				Yes	Yes	Yes	Yes	
	Confirmation of Completeness				No	Yes	Yes	Yes	
	Surety Bond Confirmation Letter				No	Yes	Yes	No	
	Work Package Scope								
	Excavation				Incl	Incl	Incl	Incl	
	Concrete Footers				Incl	Incl	Incl	Incl	
	Slab on Grade				Incl	Incl	Incl	Incl	
	Equipment Pads				Incl	Incl	Incl	Incl	
	Backfilling				Incl		Incl	Incl	
	Masonry including Lintels and Bond Beams				Incl	Incl	Incl	Incl	
	Hollow Core Roof Panels				Incl	Incl	Incl	Incl	
	Roof Insulation & CoverBoard				Incl		Incl	Incl	
	PVC Membrane Roof System including Metal Coping and Drip Edge				Incl	Incl	Incl	Incl	
	Gutter & Downspout includig Splash Block				Incl		Incl	Incl	
	Doors & Frames				Incl	Incl	Incl	Incl	
	Painting and Coatings				Incl	Incl	Incl	Incl	
	Fire Extinguisher				Incl	Incl	Incl	Incl	
	HVAC				Incl	Incl	Incl	Incl	
	Final Grading				Incl		Incl	Incl	
	SUBTOTAL				638,639	550,000	450,000	599,124	-
	7% SALES TAX				-	-	-	-	-
	TOTAL			-	638,639	550,000	450,000	599,124	-
				DELTA	638,639	550,000	450,000	599,124	

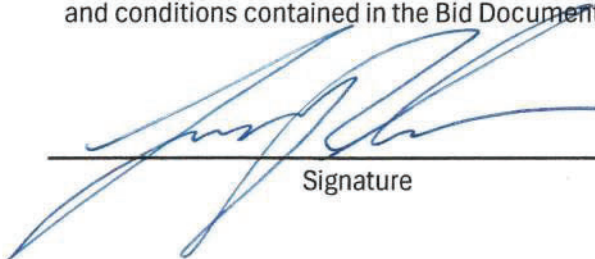
5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-05 PHASE 1 ELECTRICAL BUILDING NO. 2

Bid package	Qty	Unit	Amount
WP-05 - Phase 1 Electrical Building No. 2	1	Lump Sum	\$450,000.00

TOTAL BID (WRITTEN OUT IN WORDS) Four hundred fifty thousand dollars

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and understanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

	Luke Plummer / President	09/10/2025
Signature	Print Name / Title	Date

5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include performance and payment bond.

WORK PACKAGE WP-05 PHASE 1 ELECTRICAL BUILDING NO. 2

Bid package	Qty	Unit	Amount
WP-05 - Phase 1 Electrical Building No. 2	1	Lump Sum	450,000 ⁰⁰

TOTAL BID (WRITTEN OUT IN WORDS) Four Hundred fifty Thousand Dollars^{00/100}

The undersigned hereby certifies that Bidder has carefully reviewed the Bid Documents and Agreement to Perform Work with full knowledge and understanding that this Bid Proposal meets all specifications, terms, and conditions contained in the Bid Documents, in its entirety.

	Luke Plummer / President	09/10/2025
Signature	Print Name / Title	Date

BIDDER CONFIRMATION OF COMPLETENESS OF BID

Undersigned Bidder's Acknowledgements:

1. Bidder proposes and agrees, if this bid is accepted, to Execute the "Agreement to Perform Work" with the City of Wildwood or CMAR, as included in the Bid Documents. If the undersigned Bidder has any unresolved objections/exceptions to the Agreement these objections must be written and submitted as an attachment to this bid. Any objections will be considered during the evaluation process.
2. Bidder Agrees to furnish all Equipment and Materials and Field Services as specified or indicated in the Bid Documents for the Bid price and within the Bid time indicated in this Bid and per the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and clarifications/addenda posted:

No. 1 Dated _____

No. _____ Dated _____

No. _____ Dated _____

No. _____ Dated _____

4. Bidder has carefully examined the site and locality where the work is to be performed and has made such independent investigations as Bidder deems necessary. Bidder has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect the cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.
5. Submission of a bid constitutes an incontrovertible representation that the Bidder has complied with every requirement of the Bid Documents and that Bid Documents are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for the performance of work.
6. Bidder has reviewed and understands the Project Schedule provided in the Bid Documents and commits to perform and complete the Scope of Work of this Bid Proposal within the durations indicated and shall meet all milestone dates detailed therein. Bidder understands that time is of the essence and any delays in completion of any portion of the Work may result in liquidated damages. Milestones and liquidated damage amounts are stated in the work package document.
7. Bidder has reviewed and understands the regulatory compliance requirements required and will comply in full, including SRF, Davis Bacon, AIS, SWFWMD, FDEP, OSHA, and others.
8. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder, Owner or CMAR.

Terms and Conditions:

1. Bidder accepts all the terms and conditions included in the Bid Documents including Instructions to Bidders and the Agreement to Perform Work.
2. The Lump Sum Bid Price includes all materials, labor, equipment, delivery, overhead, profit, and all other costs required to complete the scope as outlined in the Bid Documents.
3. Bidder will have 10 days from receipt of Notice of Award to return a signed Agreement with bonds, insurance, and any other required documentation.



Signature

Luke Plummer / President

Print Name / Title

09/10/2025

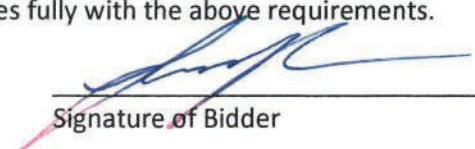
Date

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
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5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Signature of Bidder

Print or Type

TRENCH SAFETY ACT

Florida Statutes Section 553.60 et
seq.

Trench Safety Act Compliance

1. Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.
2. Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.
3. The Bidder is, and Garney Construction, Owner, and Engineer are not, responsible for reviewing or assessing safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, the reasonableness of cost, sequences or procedures of any safety precaution, program, or cost, including but not limited to, compliance with all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and Garney, Owner, and Engineer are not, responsible for determining if any safety or safety-related standards apply to the project, including, but not limited to, the "Trench Safety Act"

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

(Signed)  Title President

Notary Required

SWORN TO AND SUBSCRIBED BEFORE ME

this 11th day of Sept., 2025.

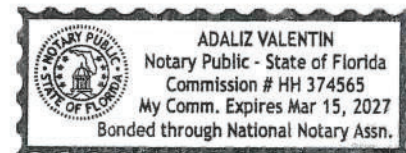
and who is personally known to me or has produced

Known as identification

and did (did not) take an oath.

Notary Public - County of Lake, State of Florida


Place Seal



NON-COLLUSIVE AFFIDAVIT

STATE OF Florida)

COUNTY OF Lake)

Lucas Plummer

, being first duly sworn, deposes and says that:

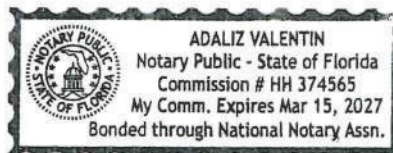
1. He/She is President of Angler Inc, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against , Toho Water Authority, or any person interested in the proposed Contract; and
5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) _____

(Title) President

The foregoing instrument was acknowledged before me this 11th day of Sept., 2025 by Lucas Plummer He/she (who is personally known to me)/(who has produced known) as identification and (did)/(did not) take an oath.

My Commission Expires:



STATE OF: Florida

COUNTY OF: Lake

Adaliz Valentin
NOTARY PUBLIC; (Name)

SIGNATURE _____

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned, Lucas Plummer as Principal, and, as Surety, are hereby held and firmly bound unto Garney Construction as CMAR in the penal sum of _____ Dollars (\$ _____) for the payment of which well and truly to be made we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

Signed, this 11th day of September, ~~2024~~ 2025

The condition of this obligation is such that whereas the principal has submitted to the CMAR, a certain Bid, (attached to this Agreement and made a part as though set out verbatim) to enter into an Agreement in writing, for the construction of the,

WP-05 – Phase 1 Electrical Building No. 2

NOW, THEREFORE:

- a. If the Bid is rejected,
- b. Or in the alternate, if said Bid is accepted and the Principal executes and delivers an Agreement in the form of the Agreement attached hereto (properly completed per said Bid), then the Principal shall furnish a Bond for the faithful performance of said Agreement and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the Agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates, and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Principal: _____
By: Lucas Plummer
Title: President
Surety: _____

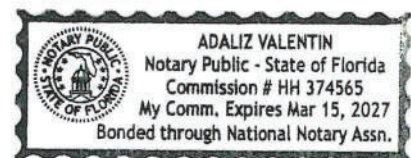
Notary Required

SWORN TO AND SUBSCRIBED BEFORE ME
this 11th day of Sept., 2025.
and who is personally known to me or has produced
Known as identification
and did (did not) take an oath.

Notary Public - County of Lake, State of Florida



Place Seal



MERCHANTS

BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Jason Dettbarn

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship or obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 9th day of September, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

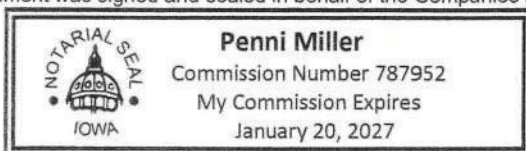
By

Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 9th day of September, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission
does not invalidate this instrument)

Penni Miller

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of September, 2025.



Elisabeth Sandersfeld

Secretary

Kruger quote will be inserted here when
received including BABA



**PROJECT CHANGE ORDER
PROPOSAL FORM**

PROJECT NAME:	Wildwood FI	CHANGE PROPOSAL NO.:	4
CUSTOMER:	Garney	SALES ORDER NO.:	0
PO/CONTRACT:	25-00380	PROJECT NO.:	2033/002164
		DATE:	October 13, 2025

SCOPE OF SUPPLY

ITEM NO.	DESCRIPTION OF CHANGE AND STATEMENT OF REASON	AMOUNT
1	Add the diffusers from SSI to Evoqua Scope of Supply	77,000.00
2	Add BABA requirements to the diffusers	\$ 6,700
3	Evoqua/Xylem Supplier Contract Administration, Coordination, and Logistics including but not limited to Contracts, Submittals, O&Ms, Material Handling and Storage, Shipping and Delivery, Inventory and Inspections / Quality Control.	\$ 9,300
TOTAL:		\$ 93,000

FINANCIALS

3,750,000.00 = INITIAL CONTRACT AMOUNT	NOTES: 1. Acceptance of this Change Order proposal will impact the financial values listed on any additional outstanding Change Order proposals. 2. All values in US dollars, unless noted otherwise.
863,118.00 = PREV APP'VD CHANGE ORDERS AMOUNT	
4,613,118.00 = CURRENT CONTRACT AMOUNT	
93,000.00 = THIS CHANGE ORDER AMOUNT	
4,706,118.00 = NEW CONTRACT AMOUNT	

SCHEDULING / TIMING

- 1) Both parties must sign this form within three business days; and EWT must receive an amended Purchase Order reflecting this Change within ten business days, in order to make this Change Order valid.
- 2) The project schedule will be increased/decreased by **45** calendar days.
- 3) The Parties agree that as a result of this Change Order, in the event the project schedule is amended and as a result of such project schedule changes, the Buyer agrees that all references to Liquidated Damages, to the extent set forth in the Contract Documents, shall be adjusted accordingly. Seller shall strive to fulfill in full the revised project schedule, however, as the project schedule milestones are approximates only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer, if Seller fails to meet the revised delivery dates.
- 4) A new Billing Milestone shall be created to support this Change; which shall be invoiced in-full upon receipt of an amended Purchase Order.

SIGNATURES

THE EXISTING TERMS AND CONDITIONS SHALL REMAIN FULL FORCE AND EFFECT UNLESS MODIFIED SPECIFICALLY IN THIS CHANGE ORDER.

Customer Name (Print)

EWT Project Manager Name (Print)

Customer Signature

EWT Project Manager Signature

Date

Date

cc: Project Controller, Salesperson, Sales Rep, EWT Project File



**PROJECT CHANGE ORDER
PROPOSAL FORM**

PROJECT NAME:	Wildwood FI	CHANGE PROPOSAL NO.:	2
CUSTOMER:	Garney	SALES ORDER NO.:	0
PO/CONTRACT:	25-00380	PROJECT NO.:	2033/002164
		DATE:	May 28, 2025

SCOPE OF SUPPLY

ITEM NO.	DESCRIPTION OF CHANGE AND STATEMENT OF REASON	AMOUNT
1	<i>Quote to provide installation of the embed material supplied by Evoqua/Xylem on the wildwood project. Leveling stakes included with this quote</i> Site will be already prepped and ready for the base rings and embeds. Wildwood Based Rings 138' OW x 65' IW Included in scope of work, - Weld and install outer wall base ring channels - Weld and install inner wall base rings channels - Weld and install bulkhead base channels - Weld and install non-load wall base channels Excluded from scope, - Earth work for base ring footers - Earth work for bulkhead support footers - Earth work for non-load wall footers - RAS/WAS piping under slab - Clarifier drain piping under concrete slab - Concrete or grout work Scope of work to be completed after rebar installation before concrete is poured.	163,118.44
TOTAL:		\$ 163,118

FINANCIALS

3,750,000.00 = INITIAL CONTRACT AMOUNT	NOTES: 1. Acceptance of this Change Order proposal will impact the financial values listed on any additional outstanding Change Order proposals. 2. All values in US dollars, unless noted otherwise.
700,000.00 = PREV APP'VD CHANGE ORDERS AMOUNT	
4,450,000.00 = CURRENT CONTRACT AMOUNT	
163,118.44 = THIS CHANGE ORDER AMOUNT	
4,613,118.44 = NEW CONTRACT AMOUNT	

SCHEDULING / TIMING

- 1) Both parties must sign this form within three business days; and EWT must receive an amended Purchase Order reflecting this Change within ten business days, in order to make this Change Order valid.
- 2) The project schedule will be increased/decreased by **30** calendar days.
- 3) The Parties agree that as a result of this Change Order, in the event the project schedule is amended and as a result of such project schedule changes, the Buyer agrees that all references to Liquidated Damages, to the extent set forth in the Contract Documents, shall be adjusted accordingly. Seller shall strive to fulfill in full the revised project schedule, however, as the project schedule milestones are approximates only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer, if Seller fails to meet the revised delivery dates.
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SIGNATURES

THE EXISTING TERMS AND CONDITIONS SHALL REMAIN FULL FORCE AND EFFECT UNLESS MODIFIED SPECIFICALLY IN THIS CHANGE ORDER.

Customer Name (Print)

EWT Project Manager Name (Print)

Customer Signature

EWT Project Manager Signature

Date

Date

cc: Project Controller, Salesperson, Sales Rep, EWT Project File

**BP-11 Valves**Analyzed by:
Conner Simmons

PROJECT: WILDWOOD WRF BNR IMPROVEMENTS		GARNEY IN BID			Ferguson	Core & Main	McDade	
					Mark Stokes	Charlotte Baldwin	Christian Fracchia	
					407-859-7473	803-363-1296	813-740-1144	
SEC	DESCRIPTION	QTY	UM					
	BID DODCUMENTATION							
	Bid Form	1	ls		YES	YES	NO	
	COI	1	ls		YES	YES	NO	
	Licenses	1	ls		YES	YES	NO	
	Non-Collusion Affidavit	1	ls		YES	YES	NO	
	Drug Free Workplace Certificate	1	ls		YES	YES	NO	
	New Vendor Registration Form	1	ls		YES	YES	NO	
	Trench Safety Act	1	ls		YES	YES	NO	
	AIS Compliant	1	ls		YES	YES	YES	
	EQUIPMENT SCOPE							
	Butterfly Valves							
	30" FLG Handwheel	6	ea		146,580	149,694	148,118	
	Check Valves							
	4" FLG Swing/Lever	3	ea		7,113	7,341	7,263	
	6" FLG Swing/Lever	2	ea		5,764	5,590	5,887	
	16" FLG Swing/Lever	5	ea		79,040	81,565	80,705	
	Gate Vales							
	4" MJ Nut	4	ea		2,848	2,496	2,848	Used Ferguson as Plug #
	16" FLG Handwheel	5	ea		29,065	41,190	27,537	
	30" MJ Actuated	2	ea		98,474	97,720	98,474	Used Ferguson as Plug #
	30" MJ Nut	1	ea		34,947	34,860	34,947	Used Ferguson as Plug #
	Plug Valves							
	4" FLG Handwheel	6	ea		7,416	7,500	7,422	
	6" MJ Nut	1	ea		1,537	1,555	1,537	Used Ferguson as Plug #
	6" FLG Handwheel	3	ea		4,644	4,695	4,646	
	8" MJ Nut	14	ea		35,714	36,470	35,714	Used Ferguson as Plug #
	8" FLG Handwheel	16	ea		37,904	38,320	37,920	
	12" MJ Nut	15	ea		75,285	76,905	75,285	Used Ferguson as Plug #
	12" FLG Handwheel	1	ea		4,864	4,916	4,865	
	20" MJ Nut	1	ea		16,664	17,019	16,664	Used Ferguson as Plug #
	36" MJ Nut	3	ea		190,095	194,139	190,095	Used Ferguson as Plug #
	18" MJ Nut	1	ea		14,298	14,641	14,298	Used Ferguson as Plug #
	Tapping Valves							
	12" FLG x MJ Nut	1	ea		4,066	3,747	4,066	Used Ferguson as Plug #
	16" FLG x MJ Nut	1	ea		7,196	9,638	7,196	Used Ferguson as Plug #
	18" FLG x MJ Nut	1	ea		14,338	13,855	14,338	Used Ferguson as Plug #
	SUBTOTAL				817,852	843,856	819,826	-
				-				-
TOTAL			-		817,852	843,856	819,826	-

CITY OF WILDWOOD WRF IMPROVEMENTS – PHASE 2

BP-11: Phase 2 - Valves

Prepared by Garney Construction (CMAR)

Issued: 10/7/25





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I. List of Attachments	

1. LIST OF BID DOCUMENTS

- A. Bid Form
- B. Non-Collusion Affidavit
- C. Drug Free Workplace Certification
- D. Trench Safety Act
- E. 2024 January CMAR Agreement – Available on Building Connected
- F. Wildwood WRF Amendment No 1 (Construction Contract) - FE – Available on Building Connected
- G. Garney Attachment P – Available on Building Connected
- H. Garney Purchase Order Conditions – Available on Building Connected
- I. Attachment A – Sample Waiver of Liens – Available on Building Connected
- J. Attachment B – Purchase Order Insurance – Available on Building Connected
- K. Project Drawings – Available on Building Connected
- L. Project Specifications – Available on Building Connected

2. INSTRUCTION TO BIDDERS

- A. **PURPOSE** - Bids will be accepted for the purpose of selecting Bidders to provide complete scope packages as requested by Garney. Bidders are required to review and comply with the instructions, contained herein or issued at a later date via a Bid Addendum.
- B. **BIDDER** - For the purpose of this Bid Package, the term “Bidder” is defined as the legal entity submitting a bid and/or identified on the bid submittal documents.
- C. **BACKGROUND** – City of Wildwood (“City”), has chosen the Construction Manager at Risk (CMAR) delivery method for the City of Wildwood – WRF Improvements project. The City has contracted with CPH (Consultant) & Garney Companies (CMAR) to work collaboratively. The existing Wildwood WRF facility is located 1288 Industrial Drive | Wildwood, FL | 34785.
- D. **SPECIAL PROJECT REQUIREMENTS**
 - 1. This project will use funds procured through SRF. Bids shall meet all requirements of AIS, BABA and Davis Bacon.
- E. **Owner Direct Purchase**
 - 1. Wildwood intends to procure this equipment through an Owner Direct Purchase program to realize tax savings. By bidding, vendors agree to enter into a purchase order agreement with Wildwood.
 - 2. Wildwood’s tax-exempt certificate is included with this document.
- F. **BID SUBMITTAL:**
 - 1. **Submit Two (2) sealed hard copies of bids by 1:00 PM on 10/17/2025.**
 - 2. **Bids shall be submitted or mailed to 370 E Crown Point Road, Winter Garden, FL 34787.**

3. SCOPE OF WORK

The scope shall be in strict accordance with City of Wildwood – WRF Improvements – Phase 2 plans and specifications (contract documents) to include the prime agreement (contract with Owner and any amendments), special conditions, general conditions, 90% Drawing Submittal and Specifications as prepared by CPH Corp. dated September, 2025, addenda, other documents listed in this Agreement, and modifications issued in accordance with this Agreement, to include, but not limited to, the following scope of supply:

General Notes

1. Materials are to be furnished in the best manner of industry and trade practices and as specified and detailed to accomplish the project's requirements and meet all applicable codes whole and complete in every respect.
2. All pricing shall include delivery. Multiple deliveries shall be utilized to maintain the project schedule at no additional cost to Garney.
3. All deliveries are to be F.O.B Jobsite.
4. Manufacturer's authorized representative is to be present on site and as requested and required to inspect installation, conduct performance test, and train Owner's personnel in the proper operation and maintenance of items supplied under this purchase order.
5. Prior to startup and use by the Owner, the manufacturer/vendor shall certify in writing that the installation is proper and that it has been tested and is performing as specified.
6. Supplier shall include 1 additional day of training to assist with training operators on alternate shifts.
7. Vendor shall coordinate equipment with SCADA to assure a complete and functional installation.
8. All O&M Manuals, Field Quality Control Services, Manufacturer's Services, and Training Services shall be provided as required by the contract documents and as requested by Garney. Coordination with Garney, Subcontractors, Engineering Design Firm, and Owner are included in this order.
9. At the time of shipment, provide two (2) copies of shipping lists with the truckload and send two (2) copies of shipping lists along with your invoice. The shipping list must match the invoice and both the shipping list and invoice must have appropriate mark numbers.
10. Payment Terms shall be 95% net 37 days, 05% upon Owner's acceptance.
11. Liquidated Damages shall be \$500 per day.

4. BP-11: Phase 2 - Valves

Work Scope Description: Supply of all equipment and manufacturer's services specified in Division 15 & Specification 15100 including but not limited to the following: It is understood that the items below are an overview of the scope, and the supplier's pricing shall be based on thorough review and compliance with the project documents and all applicable codes.

- Furnish and supply materials listed below following approved submittals and release by Garney
- Submittals, O&Ms, Manufacturer's Certifications, Operating Instructions.
- Special Tools & Spare Parts
- Manufacturer shall provide a full three (3) year warranty that begins upon the date of Final Project Acceptance by the Owner.

Exclusions:

- Unloading and Storage
- Mechanical Joint and Bell Restraints
- Gripper (Field-Lok) Gaskets
- Valve Risers, Extensions, & Boxes

Schedule:

- It is anticipated that a Purchase Order will be issued before December 1, 2025.
- Submittals shall be provided no later than December 1, 2025.
- All equipment shall be delivered no later than TBD.



Bid Form Documents

BID FORM**Project:** City of Wildwood – WRF Improvements**Bid Package:** BP-11: Phase 2 - Valves**Bidder Information:**

Company: Ferguson Waterworks
Contact Name: Mark Stokes Title: Sales
Address: 801 Thorpe Rd
Orlando, FL 32804
Phone Number: 407-859-7473 Fax: _____

Bid Proposal Documentation Checklist:

☒	Bid Form	☒	Drug Free Workplace Certification
☒	Certificate of Insurance	☒	New Vendor Registration Form
☒	Licenses (as applicable)		
☒	Non-Collusion Affidavit		

Bidder's Acknowledgements:

1. The undersigned Bidder agrees if this bid is accepted, to enter into a Purchase Order Agreement in conformance with Garney attachment P and Standard Garney Purchase Order Conditions included in the Bid Documents.
2. Bidder accepts all of the terms and conditions of the Bid Documents.
3. Bidder has examined copies of all the Bid Documents and the following addenda:

No. 1 Dated 10/17/2025 No. _____ Dated _____

No. _____ Dated _____ No. _____ Dated _____

4. This Bid is genuine and (a) not made in the interest or on behalf of any undisclosed person, firm, or corporation (b) is not submitted in the conformity with any agreement or rules of any group, association, organization, or corporation (c) Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid (d) Bidder has not solicited or induced any person, firm or corporation to refrain from bidding (e) Bidder has not sought by collusion to obtain for himself any advantage over any other Bidder or over Owner.
5. This Bid Proposal will remain open for acceptance by the Construction Manager for a period of one hundred and fifty (150) days after the date submitted. The price is to be valid for the duration of the Project Schedule after execution of a Purchase Order Agreement.
6. The total base bid includes all material, start-up, overhead, profit and all other costs required to complete the scope of this Bid Package as outlined in the Bid Documents.
7. Prices shall include payment bond.

VALVE PACKAGE BASE BID FORM

Qty	Unit	Size	Valve Type	Operator	Connection	Unit Price	Total Price
BUTTERFLY VALVES							
6	EA	30"	BUTTERFLY	HANDWHEEL	FLG	24,430	146,580
CHECK VALVES							
3	EA	4"	CHECK	SWING/LEVER	FLG	2,371	7,113
2	EA	6"	CHECK	SWING/LEVER	FLG	2,882	5,764
5	EA	16"	CHECK	SWING/LEVER	FLG	15,808	79,040
GATE VALVES							
4	EA	4"	GATE	NUT	MJ	712	2,848
5	EA	16"	GATE	HANDWHEEL	FLG	5,813	29,065
2	EA	30"	GATE	ACTUATED	MJ	49,237	98,474
1	EA	30"	GATE	NUT	MJ	34,947	34,947
PLUG VALVES							
6	EA	4"	PLUG	HANDWHEEL	FLG	1,236	7,416
1	EA	6"	PLUG	NUT	MJ	1,537	1,537
3	EA	6"	PLUG	HANDWHEEL	FLG	1,548	4,644
14	EA	8"	PLUG	NUT	MJ	2,551	35,714
16	EA	8"	PLUG	HANDWHEEL	FLG	2,369	37,904
15	EA	12"	PLUG	NUT	MJ	5,019	75,285
1	EA	12"	PLUG	HANDWHEEL	FLG	4,864	4,864
1	EA	20"	PLUG	NUT	MJ	16,664	16,664
3	EA	36"	PLUG	NUT	MJ	63,365	190,095
1	EA	18"	PLUG	NUT	MJ	14,298	14,298
TAPPING VALVES							
1	EA	12"	TAPPING	NUT	FLG x MJ	4,066	4,066
1	EA	16"	TAPPING	NUT	FLG x MJ	7,196	7,196
1	EA	18"	TAPPING	NUT	FLG x MJ	14,338	14,338

Total Bid Price **817,852**



CITY OF WILDWOOD – WRF IMPROVEMENTS



VENDOR REGISTRATION FORM

New Vendor ☒

Information Change ☐

Please type or print neatly. Applicant must complete all spaces provided or application will not be processed.

City of Wildwood Vendor ID

(For office use only)

IRS Form W-9, a copy of your Professional Business License (if required by your State) to perform your business and a copy of your company business card must accompany this form upon submittal.

Type of Goods or Services Provided Valves

Business Name Ferguson Waterworks

Business Owner

Address 801 Thorpe Rd Orlando, FL 32824

Remittance Address, if different from address above.

Phone

E-Mail

Fax

Contact/Title

Website Address

City of Wildwood, 100 N. Main Street, Wildwood, FL 34785, (352)330-1330, Fax (352)330-1338



CITY OF WILDWOOD – WRF IMPROVEMENTS



To your knowledge:

Does a City of Wildwood officer, ~~director~~, employee or family thereof have direct or indirect controlling interest in this business? Yes ☐ No ☒ Please explain: _____

Are you or the business listed on the Florida ~~Department~~ of Management Services Convicted Vendor List or Discriminatory Vendor List? Yes ☐ No ☒ Please explain: _____

Are you or the ~~business~~ currently in arbitration with the City of Wildwood?
Yes ☐ No ☒ Please explain: _____

Are you able to provide proof of Workers Compensation and General Liability Insurances?
Yes ☐ (Submit proof of insurances or exemption certificate)
No ☒ Please explain: _____

1099 Information

U.S. Taxpayer Identification Number (TIN)

The TIN provided must match the name on IRS record to avoid backup withholding. For individuals, this is your Social Security Number (SSN). For other entities, it is your Employer Identification Number (EIN).

EIN: _____ SSN: _____

Certification: Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. Citizen or other U.S. person.

Check appropriate Federal tax classification (required):

☐ Individual/Sole Proprietor

☐ C Corporation

☐ S Corporation

☐ Partnership

LLC - Enter the tax classification (C = C Corporation, S = S Corporation, P = Partnership)

By signing below I agree to comply with all laws of DOL, FLSA and OSHA. The information provided on this form dated _____ is true and correct.

Signature of Authorized Agent of the Business: _____

Date: _____

Print Name: Mark Stokes

Title: Sales

0000001 04/18/22



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8013813269C-2	06/30/2022	06/30/2027	MUNICIPAL GOVERNMENT
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

CITY OF WILDWOOD
100 N MAIN ST
WILDWOOD FL 34785-4047

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

**NON-COLLUSIVE AFFIDAVIT**

STATE OF)

COUNTY OF)

Mark Stokes

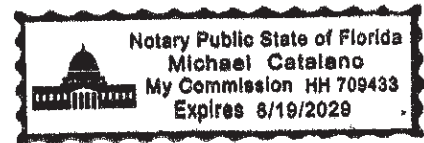
, being first duly sworn, deposes and says that:

1. He/She is Sales of Ferguson Waterworks, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against, Toho Water Authority, or any person interested in the proposed Contract; and
5. The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

(Signed) *Mark Stokes*(Title) Sales

The foregoing instrument was acknowledged before me this 17 day of October, 2025 by Mark Stokes. He/she (who is personally known to me)/(who has produced _____ as identification and (did)/(did not) take an oath.

My Commission Expires:

STATE OF: FloridaCOUNTY OF: Orange

NOTARY PUBLIC; (Name)

SIGNATURE

DRUG FREE WORKPLACE CERTIFICATION

IDENTICAL TIE BIDS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quantity, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program (Florida Statutes Section 287.087). In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Signature of Bidder

Mark Stokes

Print or Type



TRENCH SAFETY ACT

Florida Statutes Section 553.60 et seq.

"Trench Safety Act" Compliance

Bidder acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Bidder by signing and submitting the bid is, in writing, assuring that it will perform any trench excavation in accordance with the applicable trench safety standards.

Bidder acknowledges that the cost of compliance is included in the applicable items of the Proposal and in the Grand Total Bid Price.

The Bidder is, and Garney and Engineer are not, responsible to review or assess County's safety precautions, programs or costs, or the means, methods, techniques or technique adequacy, reasonableness of cost, sequences or procedures of any safety precaution, program or cost, including but not limited to, compliance with any and all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Bidder is, and the Garney and Engineer are not, responsible to determine if any safety or safety related standards apply to the project, including, but not limited to, the "Trench Safety Act".

Signature of Bidder

(Print or type)



CITY OF WILDWOOD – WRF IMPROVEMENTS

ATTACHMENTS

These documents are available on the Building Connected Site.

- Wildwood CMAR Agreement
 - 2024 January CMAR Agreement
 - Wildwood WRF Amendment No 1 (Construction Contract) - FE
- Purchase Order Documents
 - 24.09.30 Attachment P Garney Use
 - Garney Purchase Order Conditions
 - Attachment B – Purchase Order Insurance
 - Attachment A – Sample Waiver of Liens
- Drawings
 - Wildwood WWTF Phase 2 - 90% - submittal 9-7-2025 bookmarked
- Specifications
 - Phase II - 90_ Technical Specifications
 - Painting – 09900
 - Piping, Valve and Equipment Identification System – 09905
 - Mechanical – General Requirements – 15000
 - Pressure Testing of Piping – 15044
 - Valves and Appurtenances – 15100
 - Pipe Hangers and Supports – 15125
 - Pipe Insulation – 15127
 - Couplings and Connectors – 15129
 - Piping – Division 15
 - Electrical – Division 16



7/9/2025
Garney Construction
Attn: TOM MANNING
Project: WILDWOOD WWTP
RE: BURNER RELOCATE

North Lake Electric is pleased to submit the following price for the above referenced project. This price includes all materials, labor, and taxes.

Included

Furnish and install new service with Nema 3r 480v Meter, Disconnect, and Panel on newly constructed concrete post rack via existing utility pedestal

Excludes

Permit and associated fees

MATERIAL	\$6,962.00
LABOR	\$10,540.00
SUPERVISOR	\$250.00
OVERHEAD/PROFIT	\$ 1,650.00
Total Electric	\$19,402.00

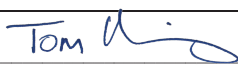
North Lake Electric, Inc. is not responsible for errors or omissions in the design of this project with respect to local and state codes.

Respectfully,

X
Ryan Strong
President



GARNEY CONSTRUCTION CHANGE REQUEST
GARNEY PROJECT #0669

CONTRACT TITLE: Wildwood WRF BNR Improvements				
				Change Request No. 001
DESCRIPTION: Modify Existing Clarifier Gearbox				
PRIME CONTRACTOR'S WORK				Revisions/Comments
1. DIRECT MATERIALS		\$2,246		
2. SALES TAX ON MATERIALS	7.00%	\$157		
3. SUBTOTAL - PRIME MATERIALS			\$2,403	
4. DIRECT LABOR		\$18,188		
5. SUBTOTAL - PRIME LABOR			\$18,188	
6. EQUIPMENT		\$9,328		
7. SALES TAX ON EQUIPMENT	7.00%	\$653		
9. SUBTOTAL - PRIME EQUIPMENT (ADD LINES 6, 7)			\$9,981	
10. SUBTOTAL (ADD LINES 3, 5 & 9)			\$30,572	
Prime Remarks:				
SUBCONTRACTOR'S WORK				Revisions/Comments
11. SUBTOTAL			\$0	
Sub's Remarks:				
SUMMARY				Revisions/Comments
12. PRIME CONTRACTOR'S WORK (FROM LINE 10)			\$ 30,572	
13. SUBCONTRACTOR'S WORK (FROM LINE 11)			\$ -	
14. FEE ON CONTRACTOR'S WORK -- % OF LINE 12	0.00%	\$ -		
15. FEE ON SUBCONTRACTOR WORK -- % OF LINE 13	0.00%	\$ -		
16. SUBTOTAL (ADD LINES 12 - 15)			\$ 30,572	
17. BONDS AND INSURANCE	0.00%		\$ -	
18. TOTAL COST (ADD LINES 16, 17)			\$ 30,572	
QUALIFICATIONS:				
1.				
PRIME CONTRACTOR'S NAME: GARNEY COMPANIES, INC.				
THE SCOPE OF THIS PROPOSAL IS ONLY AS LISTED HEREIN. ANY ADDITIONAL WORK REQUIRED, SHALL BE SUBJECT TO ADDITIONAL PRICING.				
SIGNATURE & TITLE OF PREPARER:  Tom Manning, Project Manager				
DATE: _____				



CONTRACT TITLE: Wildwood WRF BNR Improvements
GARNEY PROJECT #0669

BREAKDOWN OF DIRECT COSTS

Change Request No. 001

ITEM No.	ITEMS OF WORK	QTY	UNIT	MATERIAL		LABOR		EQUIPMENT		SUB-CONTRACT
				Unit Cost	Total Cost	Unit Cost	Total cost	Unit Cost	Total cost	
1										
	Materials									
	McMaster Carr - Misc Supplies	1	LS	\$ 81.54	\$ 81.54					
	McMaster Carr - Misc Supplies	1	LS	\$ 76.76	\$ 76.76					
	McMaster Carr - Misc Supplies	1	LS	\$ 54.47	\$ 54.47					
	Airgas	1	LS	\$ 1,296.53	\$ 1,296.53					
	Home Depot - Misc Supplies	1	LS	\$ 57.73	\$ 57.73					
	Home Depot - Misc Supplies	1	LS	\$ 134.22	\$ 134.22					
	Home Depot - Misc Supplies	1	LS	\$ 34.07	\$ 34.07					
	Home Depot - Misc Supplies	1	LS	\$ 37.88	\$ 37.88					
	Home Depot - Misc Supplies	1	LS	\$ 58.82	\$ 58.82					
	Home Depot - Misc Supplies	1	LS	\$ 217.84	\$ 217.84					
	Salecorp	1	LS	\$ 21.40	\$ 21.40					
	Labor									
	Modify Gearbox	242.5	MH			\$ 75.00	\$ 18,187.50			
	Equipment									
	Sims Crane - Crane Rental	1	LS					\$ 7,360.00	\$ 7,360.00	
	Sims Crane - 'Crane Rental	1	LS					\$ 1,968.28	\$ 1,968.28	
	Fuel for Equipment	50	Gal	\$ 3.50	\$ 175.00					
	Subcontract									
	NA									
	TOTALS				\$ 2,246.26		\$ 18,187.50		\$ 9,328.28	\$ -



PO Box 11825
Tampa, FL 33680-1825
Ph. (813) 626-8102 Fax (813) 626-6255

GARNEY CONSTRUCTION
370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

Invoice 260313

Invoice Date: Saturday, May 31, 2025
Customer: 1593
Job No: TROR-206001
Salesperson: George Carr
Ordered By: Dustin Steward

Job Site :
City Of Wildwood WWTP
1204 Industrial Drive
Wildwood, FL 34785

Terms: Net 30

Customer P.O. No: 0669P036
Customer Phone: (407) 877-5903
Work Performed: PLANT WORK

Date	Description	Unit No	Qty Unit Meas	Rate	Extension
5/27/2025 to 5/28/2025	55 Ton Rough Terrain Crane Operated Weekly - Equipment Rental Only	RT549	2.00 Day	\$1,677.00	\$3,354.00
5/27/2025	Delivery Charge		1.00 Each	\$1,350.00	\$1,350.00
5/27/2025 to 5/28/2025	Pickup Charge		1.00 Each	\$1,350.00	\$1,350.00
	Operator		8.50 Hour	\$125.00	\$1,062.50
	Operator Overtime		0.50 Hour	\$60.00	\$30.00
	Regulatory Compliance Fee			3.00%	\$213.50
Total Invoice:					\$7,360.00

PLEASE REMIT PAYMENTS ONLY TO:

Dept #9890
Sims Crane & Equipment Co.
PO Box 850001
Orlando, FL 32885-9890

If you currently pay via ACH, no changes are required.
(Please contact us if you would like to set up ACH payments)

AccountsReceivable@SimsCrane.com

Effective 8/1/2022, a 3% Convenience Fee will be assessed for all payments made by credit card



PO Box 11825
Tampa, FL 33680-1825
Ph. (813) 626-8102 Fax (813) 626-6255

GARNEY CONSTRUCTION
370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

Invoice **260313**

Invoice Date:	Saturday, May 31, 2025
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Salesperson:	George Carr
Ordered By:	Dustin Steward

Job Site :
City Of Wildwood WWTP
1204 Industrial Drive
Wildwood, FL 34785

Terms: Net 30

Due to escalating costs it has become necessary for Sims Crane to attach a Regulatory compliance Surcharge on all Rentals.

WE SEND NOTICE TO OWNER ON ALL INVOICES.

**TAMPA-ORLANDO-MULBERRY-VERO BEACH-MIAMI-FT. MYERS-JACKSONVILLE-OCALA-PINELLAS-
WEST PALM BEACH-SPACECOAST-TALLAHASSEE-BROWARD-LAKE CITY-ATLANTA-PANAMA CITY**



PO Box 11825
Tampa, FL 33680-1825
Ph. (813) 626-8102 Fax (813) 626-6255

GARNEY CONSTRUCTION
370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

Invoice 263273

Invoice Date: Friday, July 11, 2025
Customer: 1593
Job No: OCOR-208676
Salesperson: George Carr
Ordered By: Dustin Steward

Job Site :
City Of Wildwood WWTP
1204 Industrial Drive
Wildwood, FL 34785

Terms: Net 30

Customer P.O. No: 0669P036(#ONLY)
Customer Phone: (407) 877-5903
Work Performed: PLANT WORK

Date	Description	Unit No	Qty Unit Meas	Rate	Extension
7/10/2025	50 Ton Boom Truck Crane Operated Rental Hourly	TC583	7.00 Hour	\$248.00	\$1,736.00
	Permit Charge		1.00 Each	\$50.00	\$50.00
	Compliance, Fuel, and Parts Fee			10.50%	\$182.28
Total Invoice:					\$1,968.28

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Sims Crane & Equipment Co.
PO Box 850001
Orlando, FL 32885-9890

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(Please contact us if you would like to set up ACH payments)

AccountsReceivable@SimsCrane.com

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Tampa, FL 33680-1825
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370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

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Job Site :
City Of Wildwood WWTP
1204 Industrial Drive
Wildwood, FL 34785

Terms: Net 30

TAMPA-ORLANDO-MULBERRY-VERO BEACH-MIAMI-FT. MYERS-JACKSONVILLE-OCALA-PINELLAS-
WEST PALM BEACH-SPACECOAST-TALLAHASSEE-BROWARD-LAKE CITY-ATLANTA-PANAMA CITY



Invoice

404-346-7000
404-349-9091 (fax)
all_sales@mcmaster.com

Billed to
GARNEY CONSTRUCTION
1700 SWIFT ST STE 200
NORTH KANSAS CITY MO 64116

Shipped to
Garney
1300 Industrial Drive
Wildwood FL 34785

Purchase Order	0618AEARLS
Total	\$81.54
Invoice	47480040
Invoice Date	6/18/25
Payment Terms	2% 10, Net 30
Deduct \$1.21 on merchandise if paid by 6/28/25.	

Mail Payment to	McMaster-Carr PO Box 7690 Chicago IL 60680-7690
Your Account	379348600

Adam Earls placed this order.

Line	Product	Ordered	Shipped	Balance	Price	Total
1	98804A123 18-8 Stainless Steel Threaded Rod, 5/8"-11 Thread Size, 1 Foot Long, Packs of 1	1 Pack	1	0	12.70 Per Pack	12.70
2	71755T212 16-1/2" High Dispenser for Gel and Lotion Gojo Soap Cartridge	1 Each	1	0	20.64 Each	20.64
3	71755T57 Gojo Soap Cartridge, Orange Citrus, 67 FL. oz/2000 ml	1 Each	1	0	27.07 Each	27.07
Merchandise						60.47
Sales Tax						4.23
Shipping						16.84
Total						\$81.54

Packing List	Shipped	Weight	Carrier	Tracking
7468701-01	6/18/25	11 lb	UPS	1Z1822860350990481



404-346-7000
404-349-9091 (fax)
atl.sales@mcmaster.com

Billed to
GARNEY CONSTRUCTION
1700 SWIFT ST STE 200
NORTH KANSAS CITY MO 64116

Shipped to
Garney
1300 Industrial Drive
Wildwood FL 34785

Purchase Order	0669	0528AEARLS
Total		\$76.76
Invoice		46321412
Invoice Date		5/28/25
Payment Terms		2% 10, Net 30
Deduct \$1.12 on merchandise if paid by 6/7/25.		

Mail Payment to	McMaster-Carr PO Box 7690 Chicago IL 60680-7690
Your Account	379348600

Adam Earls placed this order.

Line	Product	Ordered	Shipped	Balance	Price	Total
1	94804A360 Super-Corrosion-Resistant 316 Stainless Steel Hex Nut, 3/4"-10 Thread Size, Packs of 5	2 Packs	2	0	5.44 Per Pack	10.88
2	90107A121 316 Stainless Steel Washer for 3/4" Screw Size, General Purpose, 0.812" ID, Packs of 10	1 Pack	1	0	12.83 Per Pack	12.83
3	92186A846 Super-Corrosion-Resistant 316 Stainless Steel Hex Head Screw, 3/4"-10 Thread Size, 2-3/4" Long, Packs of 1	8 Packs	8	0	4.02 Per Pack	32.16
Merchandise						55.87
Sales Tax						3.91
Shipping						16.98
Total						\$76.76

Packing List	Shipped	Weight	Carrier	Tracking
6383852-01	5/28/25	6 lb	UPS	1Z1822860356892962



404-346-7000
404-349-9091 (fax)
atl.sales@mcmaster.com

Billed to
GARNEY CONSTRUCTION
1700 SWIFT ST STE 200
NORTH KANSAS CITY MO 64116

Shipped to
Garney
1300 Industrial Drive
Wildwood FL 34785

Purchase Order	0669	0530AEARLS
Total		\$54.47
Invoice		46475887
Invoice Date		5/30/25
Payment Terms		2% 10, Net 30
Deduct \$0.77 on merchandise if paid by 6/9/25.		

Mail Payment to	McMaster-Carr PO Box 7690 Chicago IL 60680-7690
Your Account	379348600

Adam Earls placed this order.

Line	Product	Ordered	Shipped	Balance	Price	Total
1	90585A628 316 Stainless Steel Hex Drive Flat Head Screw, 82 Degree Countersink Angle, 3/8"-16 Thread Size, 1-1/2" Long, Packs of 1	12 Packs	12	0	1.01 Per Pack	12.12
2	92186A846 Super-Corrosion-Resistant 316 Stainless Steel Hex Head Screw, 3/4"-10 Thread Size, 2-3/4" Long, Packs of 1	2 Packs	2	0	4.02 Per Pack	8.04
3	94804A360 Super-Corrosion-Resistant 316 Stainless Steel Hex Nut, 3/4"-10 Thread Size, Packs of 5	1 Pack	1	0	5.44 Per Pack	5.44
4	90107A121 316 Stainless Steel Washer for 3/4" Screw Size, General Purpose, 0.812" ID, Packs of 10	1 Pack	1	0	12.83 Per Pack	12.83
Merchandise						38.43
Sales Tax						2.69
Shipping						13.35
Total						\$54.47

Packing List	Shipped	Weight	Carrier	Tracking
6539290-01	5/30/25	3 lb	UPS	1Z1822860356905126



an Air Liquide company

DELIVERY ORDER

FOR LOCATION NEAREST YOU
VISIT WWW.AIRGAS.COM

SHIPPER:
AIRGAS USA, LLC
1401 E MAIN ST
LEESBURG, FL 34748-5328
352-787-4488

SOLD BY:
AIRGAS USA, LLC
1401 E MAIN ST
LEESBURG, FL 34748-5328
352-787-4488

DELIVERY ORDER # 8153525862
PAGE 1 OF 2
ORDER DATE: 05/28/2025
SCH SHIP DATE: 05/28/2025
PRINTED: 16:10 05/28/2025
SALES ORDER: 1139893572

SHIP TO: 1340264
GARNEY CONSTRUCTION
DAN SMOLIK 813-630-4773
2301 REGIONAL WATER LN
TAMPA, FL 33619-2671
816-746-7230

SOLD TO: 1022048
GARNEY CONSTRUCTION
1700 SWIFT AVE
KANSAS CITY, MO 64116-3821

CUST PO # 0669
RELEASE #
ORD BY Dustin Steward 541-797-9423
ENT BY WILLHERNAN

Order Type	Payment Terms	Incoterm	Route	Sales Office	Plant	Sales Org	Total Containers	
							Ship	Return
Cash Front Counter	CASH/ CHECK/ CREDIT CARD	Customer Pick up Airgas	Customer Pick Up	SO19	SO19	SO00	2	0

Qty Ship	UOM Type	HM	Description & Hazard Class	Qty Order	Containers Ship	Ret	Vol /Wt	Unit Price	Extend Price
1	CL		UN1072 OXYGEN, COMPRESSED 2.2, (5.1) Line# 30 Material# CY-OX 80 Stor. Loc. F001 S/N: _____ 47.000 LB	1	0	0		225.00 /CL	225.00
1	CL	X	UN1072 OXYGEN, COMPRESSED 2.2, (5.1) Line# 40 Material# OX 80 Stor. Loc. F001 OXYGEN INDUSTRIAL SIZE 80 CGA 540 Cyl Processing Fee	1	1	0	85 SCF 53.534 LB	30.00 /CL	30.00 (H) 5.39000 5.39
1	CL		UN1001 ACETYLENE, DISSOLVED 2.1 Line# 50 Material# CY-AC 3 Stor. Loc. F001 S/N: _____ 43.000 LB	1	0	0		225.00 /CL	225.00
1	CL	X	UN1001 ACETYLENE, DISSOLVED 2.1 Line# 60 Material# AC 3 Stor. Loc. F001 ACETYLENE SIZE 3 CGA 510 Cyl Processing Fee	1	1	0	65 SCF 47.351 LB	88.00 /CL	88.00 (H) 5.39000 5.39

Qty Ship	UOM Type	HM	Description & Hazard Class	Qty Order	Qty B/O	Bin Loc	Wt	Unit Price	Extend Price
1	EA		Line# 10 Material# RAD64003008 Stor. Loc. F001 OUTFIT 350-510DLX 510CGA 350-STYLE REGULATORS 360C/350-STYLE TORCH HANDLE AND CUTTING ATTACHMENT HOSE STRIKER GOGGLES VICTOR STYLE DELUXE HEAVY DUTY	1	0	SRC W02	22.8 LB	591.21	591.21
1	EA		Line# 20 Material# RAD64003608 Stor. Loc. F001 TIP CUTTING VICTOR 2-1-101 ACETYLENE 1PC Airgas Hazmat Charge (H) - see Itemized Charges on reverse or visit www.Airgas.com/terms-of-sale Energy Charge	1	0	S1D	0.125 LB	25.53	25.53 10.00 6.19

11415-160-M Clarifier repair for
city, Acetylene torches



EMERGENCY CONTACT: 1-866-734-3438

THIS IS TO CERTIFY THAT THE ABOVE NAMED MATERIALS ARE PROPERLY CLASSIFIED, DESCRIBED, PACKAGED, MARKED AND LABELED AND ARE IN PROPER CONDITION FOR TRANSPORTATION ACCORDING TO THE APPLICABLE REGULATIONS OF THE DEPARTMENT OF TRANSPORTATION

Airgas PERSONNEL

DATE

T.O.D.

PLACARDS OFFERED



ACCEPT REJECT

CUSTOMER MUST INITIAL CHOICE

Delivery # 8153525862





an Air Liquide company

DELIVERY ORDER

FOR LOCATION NEAREST YOU
VISIT WWW.AIRGAS.COM

SHIPPER:
AIRGAS USA, LLC
1401 E MAIN ST
LEESBURG, FL 34748-5328
352-787-4488

SOLD BY:
AIRGAS USA, LLC
1401 E MAIN ST
LEESBURG, FL 34748-5328
352-787-4488

DELIVERY ORDER # 8153525862
PAGE 2 OF 2
ORDER DATE: 05/28/2025
SCH SHIP DATE: 05/28/2025
PRINTED: 16:10 05/28/2025
SALES ORDER: 1139893572

SHIP TO: 1340264
GARNEY CONSTRUCTION
DAN SMOLIK 813-630-4773
2301 REGIONAL WATER LN
TAMPA, FL 33619-2671
816-746-7230

SOLD TO: 1022048
GARNEY CONSTRUCTION
1700 SWIFT AVE
KANSAS CITY, MO 64116-3821

CUST PO # 0669
RELEASE #
ORD BY Dustin Steward 541-797-9423
ENT BY WILLHERNAN

Order Type	Payment Terms	Incoterm	Route	Sales Office	Plant	Sales Org	Total Containers	
							Ship	Return
Cash Front Counter	CASH/ CHECK/ CREDIT CARD	Customer Pick up Airgas	Customer Pick Up	SO19	SO19	SO00	2	0

PAYMENT INFORMATION:
MC XXXXXXXXXXXX1741

Subtotal 1,211.71
STATE TAX 72.70
COUNTY 12.12
TAX
Total Sales 1,296.53

11415-160-M
Clarifier Work
Acetylene torches for drive repair

EMERGENCY CONTACT: 1-866-734-3438

PURCHASER AGREES TO OBTAIN SAFETY DATA SHEETS (SDS) FROM ONE OF THE FOLLOWING SOURCES: POINT OF PURCHASE, Airgas WEB SITE AT WWW.AIRGAS.COM OR BY CALLING THE ABOVE LISTED EMERGENCY CONTACT PHONE NUMBER AND SELECTING OPTION #3

THIS IS TO CERTIFY THAT THE ABOVE NAMED MATERIALS ARE PROPERLY CLASSIFIED, DESCRIBED, PACKAGED, MARKED AND LABELED AND ARE IN PROPER CONDITION FOR TRANSPORTATION ACCORDING TO THE APPLICABLE REGULATIONS OF THE DEPARTMENT OF TRANSPORTATION

PLACARDS OFFERED

☐ ACCEPT ☐ REJECT

CUSTOMER MUST
INITIAL CHOICE

THIS AGREEMENT IS SUBJECT TO Airgas' STANDARD TERMS AND CONDITIONS. SEE REVERSE SIDE FOR IMPORTANT SAFETY INFORMATION.

ACCEPTED FOR
THE ABOVE
CUSTOMER

NAME
PLEASE PRINT

X
Dustin Steward
Dustin Steward

Airgas PERSONNEL

DATE

T.O.D.

INTERNAL USE ONLY



Filled By	Staging Area	Total PKGS	Tracking / Pro Number	Freight Charges	Total Weight*
					214 LB

*Total weight for materials with weight displayed only

Delivery # 8153525862





Wildwood 10PM 34785 W.

Wildwood 10PM 34785

Menu Quotes Lists Adam

Job# 0669 #11415-160-M

Order #WG90410427

Placed on: May 30, 2025

Industrial degreaser and brake cleaner for city clarifier drive
Wildwood, FL

Billing Information

John Winslow

1700 Swift St Suite 200

Kansas City MO 64116

Payment Method: MC ***9501

Item	Price/Item	Qty	Line Total
Store Pickup (2 items)			
7368 Powell Road 6842, Wildwood, FL 34785			
Items picked up from store 6842			
ZEP 5 Gal. Industrial Purple Degreaser	\$49.97	1	\$49.97
Available: Today			\$0.00
GUNK 14 fl oz. Non-Chlorinated Brake Cleaner Spray	\$3.98	1	\$3.98
Available: Today			
Subtotal			\$53.95
Pick Up In Store			FREE
Sales Tax			\$3.78
Total			\$57.73

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Download Our App

Need Help?

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Store Locator | ©2000-2025 Home Depot | Privacy & Security Statement | Terms | My Preference Center | California Privacy Rights & Report | Limit the Use of My Sensitive Personal Information | Do Not Sell or Share My Personal Information | California Supply Chain Act

Provide Feedback

Feedback



How doers
get more done.

7368 Powell Rd
Wildwood, FL 34785 352-461-5700

2 00052 57993 05/28/25 10:53 AM
E SELF CHECKOUT

167000012 PB BLASTER <A> 7.50
BLASTER PB PENETRANT 110Z
103345042 3/8 IN. DRIV <A> 74.97
HUSKY 3/8 IN DR MECH TOOL SET 70 PC
103276704 37PC MASTER <A> 42.97
HUSKY 37PC MASTER BIT SOCKET SET

SUBTOTAL 125.44
SALES TAX 8.78
TOTAL \$134.22

XXXXXXXXXX1741 MASTERCARD
USD\$ 134.22
H CODE 006116/3521935 TA
tactless
A0000000041010 MASTERCARD

PRO XTRA MEMBER STATEMENT

XTRA ###-###-4600 SUMMARY
S RECEIPT P0/JOB NAME: 0669

5 PRO XTRA SPEND 05/27: \$9,986.40

the CREDIT LINE your business needs
S earn Perks 4X FASTER when you join
Xtra, register, & use your Pro Xtra
dit Card. Apply and SAVE UP TO \$100.
rn more at homedepot.com/credit

12 05/28/25 10:53 AM



6842 52 57993 05/28/2025 0781

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 08/26/2025

11415-160-M
Clarifier Work
Tool set, degreaser, and paint
stripper for drive repair for city's
clarifier



Wildwood 10PM 34785 W.

Wildwood 10PM 34785

Menu Quotes Lists Zane

Order #WG90649947

Placed on: Jun 02, 2025

Billing Information

Zane Banachowski
1700 Swift St
Kansas City MO 64116

Payment Method: MC ***9501

Item	Price/Item	Qty	Line Total
Store Pickup (1 item) 7368 Powell Road 6842, Wildwood, FL 34785 Item picked up from store 6842			
GUNK 14 fl oz. Non-Chlorinated Brake Cleaner Spray	\$3.98	8	\$31.84
Available: Today			
Subtotal			\$31.84
Pick Up In Store			FREE
Sales Tax			\$2.23
Total			\$34.07

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

114-15-160-M
Brake cleaner to clean Clarifier drive case.

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Provide Feedback

Feedback



Wildwood 10PM 34785 W.

Wildwood 10PM 34785

Menu Quotes Lists Zane

Order #WG90319208

Placed on: May 29, 2025

Billing Information

Zane Banachowski
1700 Swift St
Kansas City MO 64116

Payment Method: MC ***9501

Item	Price/Item	Qty	Line Total
Store Pickup (1 item) 7368 Powell Road 6842, Wildwood, FL 34785			
Item picked up from store 6842			
Milwaukee 1/4 in. Cobalt Red Helix Twist Drill Bit	\$7.08 \$7.87 Saved 10%	5	\$35.40
Available: Today			\$0.00
Subtotal			\$39.35
Pick Up In Store			FREE
Sales Tax			\$2.48
Total			\$37.88
You Saved			\$3.95

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

114-10-160-M
Drill bits for clarifier
drive case

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Limit the Use of My Sensitive Personal Information | Do Not Sell or Share My Personal Information | California Supply Chain Act

Provide Feedback





Wildwood 10PM 34785 W.

Wildwood 10PM 34785

Menu Quotes Lists Zane

Order #WG90210634

Placed on: May 28, 2025

Billing Information

Zane Banachowski
1700 swift st
Kansas City MO 64116

Payment Method: MC ***1741

Item	Price/Item	Qty	Line Total
Store Pickup (5 items) 7368 Powell Road 6842, Wildwood, FL 34785			
Items picked up from store 6842			
Husky 3 in. Flat Extendable Scraper with Stainless Steel Blade Available: Today	\$11.98	1	\$11.98
Klean-Strip 1 Gal. Xylene Flammable Paint Solvent Available: Today	\$24.56	1	\$24.56
Premium 1.5 in. Polyester Trylon Thin Angled Sash Paint Brush Available: Today	\$8.97	1	\$8.97
Simple Green 32 oz. Concentrated All-Purpose Cleaner Available: Today	\$5.48	1	\$5.48
Scott Original Blue Shop Paper Towel Roll, (55 sheets per Roll) Available: Today	\$3.98	1	\$3.98
Subtotal			\$54.97
Pick Up In Store			FREE
Sales Tax			\$3.85
Total			\$58.82

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

114-10-160-M

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Need Help?

Visit ourCustomer Service Center or Text 78465





Wildwood 10PM 34785 W.

Wildwood 10PM 34785

[Menu](#) [Quotes](#) [Lists](#) [Adam](#)

#0669 #114-15-160-M

Hand tools needed for City's clarifier drive repair.
Wildwood, FL

Order #WG91475282

Placed on: Jun 12, 2025

Billing Information

John Winslow

1700 Swift St Suite 200
Kansas City MO 64116

Payment Method: MC ***9501

Item	Price/Item	Qty	Line Total
Store Pickup (6 items)			
7368 Powell Road 6842, Wildwood, FL 34785			
Items picked up from store 6842			
Stanley 16 oz. Rubber Mallet	\$7.97	1	\$7.97
Available: Today			
Husky Hook and Pick Set (7-Piece)	\$22.97	1	\$22.97
Available: Today			
Husky Pry Bar Set (3-Piece)	\$46.97	1	\$46.97
Available: Today			
Husky 4 in. C-Clamp	\$10.97	9	\$98.73
Available: Today			
J-B Weld Two 1 oz. Twin Tube Cold Weld Epoxy	\$6.98	1	\$6.98
Available: Today			
Mayhew Large Pin Punch Set (3-Piece)	\$19.97	1	\$19.97
Available: Today			
Subtotal			\$203.59
Pick Up In Store			FREE
Sales Tax			\$14.25
Total			\$217.84

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

[Download Our App](#)

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Visit our [Customer Service Center](#) or Text 78465

THAN

Packing List

Date	Invoice #
6/11/2025	112861

SALESCORP OF FLORIDA INC
3402 NE 37TH PL
WILLOWOOD, FL 34785
352-748-1818

Florida
1 N.E. 37th Place
ida 34785

Fax: (352) 748-1030

06/11/2025 10:07:39
Merchant ID:4610
Device ID: 0020
Terminal ID: PPX1.

Credit Sale:

Transaction #: 1
Card Type: MasterCard
Account:1741
Entry: Chip

Amount: \$21.40

STAN: 001
Auth. Code: 059629
Batch Number: 3
Response: AUTH/TKT
TRANS ID: MCFVPHEN90611

Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 011060700122000076F4000000000000
OOF

TSI: EC00
ARC: 00
APPN: 619AD4F1C4625D24
TC: 0005
ATC: 0005
APPLAB: MASTERCARD

CUSTOMER COPY

Ship To

Cash Sales

s	Rep	Ship	Via	F.O.B.	Project		
ceipt	JS	6/11/2025					
ription	BIN LOCA...		Quantity	Shipped	B/O	Price Each	Amount
			1 1		0	20.00	20.00T

Thank you for your business, Johnny Sands.

Subtotal \$20.00

Sign for in good condition

Sales Tax (7.0%) \$1.40

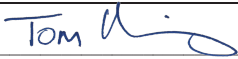
X _____

Date: _____

Total \$21.40



GARNEY CONSTRUCTION CHANGE REQUEST
GARNEY PROJECT #0669

CONTRACT TITLE: Wildwood WRF BNR Improvements				
				Change Request No. 002
DESCRIPTION: New Genertaor Modifications				
PRIME CONTRACTOR'S WORK				Revisions/Comments
1. DIRECT MATERIALS		\$1,193		
2. SALES TAX ON MATERIALS	7.00%	\$84		
3. SUBTOTAL - PRIME MATERIALS			\$1,277	
4. DIRECT LABOR		\$16,141		
5. SUBTOTAL - PRIME LABOR			\$16,141	
6. EQUIPMENT		\$21,092		
7. SALES TAX ON EQUIPMENT	7.00%	\$1,476		
9. SUBTOTAL - PRIME EQUIPMENT (ADD LINES 6, 7)			\$22,568	
10. SUBTOTAL (ADD LINES 3, 5 & 9)			\$39,986	
Prime Remarks:				
SUBCONTRACTOR'S WORK				Revisions/Comments
11. SUBTOTAL			\$17,425	
Sub's Remarks:				
SUMMARY				Revisions/Comments
12. PRIME CONTRACTOR'S WORK (FROM LINE 10)			\$ 39,986	
13. SUBCONTRACTOR'S WORK (FROM LINE 11)			\$ 17,425	
14. FEE ON CONTRACTOR'S WORK -- % OF LINE 12	0.00%	\$ -		
15. FEE ON SUBCONTRACTOR WORK -- % OF LINE 13	0.00%	\$ -		
16. SUBTOTAL (ADD LINES 12 - 15)			\$ 57,411	
17. BONDS AND INSURANCE	0.00%		\$ -	
18. TOTAL COST (ADD LINES 16, 17)			\$ 57,411	
QUALIFICATIONS:				
1.				
PRIME CONTRACTOR'S NAME: GARNEY COMPANIES, INC.				
THE SCOPE OF THIS PROPOSAL IS ONLY AS LISTED HEREIN. ANY ADDITIONAL WORK REQUIRED, SHALL BE SUBJECT TO ADDITIONAL PRICING.				
SIGNATURE & TITLE OF PREPARER:  Tom Manning, Project Manager				
DATE: _____				



CONTRACT TITLE: Wildwood WRF BNR Improvements
GARNEY PROJECT #0669

BREAKDOWN OF DIRECT COSTS

Change Request No. 002

ITEM No.	ITEMS OF WORK	QTY	UNIT	MATERIAL		LABOR		EQUIPMENT		SUB-CONTRACT
				Unit Cost	Total Cost	Unit Cost	Total cost	Unit Cost	Total cost	
1										
	Materials									
	Small Tools - Lowes	1	LS	\$ 958.10	\$ 958.10					
	Small Tools - Lowes	1	LS	\$ 235.34	\$ 235.34					
	Labor									
	Set Generator and Move Fuel tank	229.5	MH			\$ 70.33	\$ 16,140.74			
	Equipment									
	Sims Crane 10/25	1	LS					\$ 6,126.12	\$ 6,126.12	
	Relocate and wire Rental Generator - Ring Power	1	LS					\$ 5,280.00	\$ 5,280.00	
	Purchase temporary wires	1	LS					\$ 9,685.40	\$ 9,685.40	
	Fuel for Equipment		Gal	\$ 3.50	\$ -					
	Subcontract									
	Electrical - Northlake Estimate	1	LS							\$ 17,425.07
	TOTALS			\$ 1,193.44		\$ 16,140.74		\$ 21,091.52		\$ 17,425.07



PO Box 11825
Tampa, FL 33680-1825
Ph. (813) 626-8102 Fax (813) 626-6255

GARNEY CONSTRUCTION
370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

Invoice 244535

Invoice Date: Tuesday, October 29, 2024
Customer: 1593
Job No: OCOR-193996
Salesperson: George Carr
Ordered By: Dustin Steward

Job Site :
City Of Wildwood WWTP
1290 Industrial Drive
Wildwood, FL 34785

Terms: Net Due Upon Receipt

Customer P.O. No: 0669
Customer Phone: (407) 877-5903
Work Performed: set equipment

Date	Description	Unit No	Qty Unit Meas	Rate	Extension
10/25/2024	110 Ton Hydraulic Truck Crane Operated Rental Hourly	TC152	8.00 Hr Minimum	\$468.00	\$3,744.00
	Counter Wgt In - Trk Chg		1.00 Each	\$650.00	\$650.00
	Counter Wgt Out - Trk Chg		1.00 Each	\$650.00	\$650.00
	Spreader Beams and Bars (25-30 Ton) Rental Daily		2.00 Each	\$250.00	\$500.00
	Compliance, Fuel, and Parts Fee			10.50%	\$582.12
Total Invoice:					\$6,126.12

PLEASE REMIT PAYMENTS ONLY TO:

Dept #9890
Sims Crane & Equipment Co.
PO Box 850001
Orlando, FL 32885-9890

If you currently pay via ACH, no changes are required.
(Please contact us if you would like to set up ACH payments)

AccountsReceivable@SimsCrane.com

Effective 8/1/2022, a 3% Convenience Fee will be assessed for all payments made by credit card



PO Box 11825
Tampa, FL 33680-1825
Ph. (813) 626-8102 Fax (813) 626-6255

GARNEY CONSTRUCTION
370 E CROWN POINT ROAD
WINTER GARDEN, FL 34787-2998

Invoice 244535

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Job Site :
City Of Wildwood WWTP
1290 Industrial Drive
Wildwood, FL 34785

Terms: Net Due Upon Receipt

**Due to escalating costs it has become necessary for Sims Crane to attach a Regulatory compliance
Surcharge on all Rentals.**

WE SEND NOTICE TO OWNER ON ALL INVOICES.

**TAMPA-ORLANDO-MULBERRY-VERO BEACH-MIAMI-FT. MYERS-JACKSONVILLE-OCALA
WEST PALM BEACH-SPACECOAST-TALLAHASSEE-BROWARD-LAKE CITY-ATLANTA-PANAMA CITY**

Ring Power®

Ring Power Corporation
10421 Fern Hill Drive
Riverview, FL 33578
(813) 671-3700

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S GARNEY COMPANIES INC
O 1700 SWIFT STREET
L NORTH KANSAS CITY MO
D
T
O

64116

S CABLES
H 1290 INDUSTRIAL DR #4703
I WILDWOOD, FL 34785
P
T POC TOM MANNING 407-466-4185
O SUMTER - 60

INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
10SE00168731	11-05-24	CUSTOMER PICKUP	11-04-24	0669P002	017491	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: TOM MANNING

18.0 4/0 50' ID NO: 4/0 50' SERIAL NO: 4/0 50' 7650.00
4/0 50' 50' 4/0 CABLE GEN - CABLE

18.0 TAIL ID NO: TAIL SERIAL NO: TAIL 720.00
TAIL CAMLOK FEMALE TAIL BARE ENDS - TAIL

18.0 TAIL CLMB ID NO: TAIL CLMB SERIAL NO: TAIL CLMB 720.00
TAIL CLMB CAMLOK MALE TAIL BARE ENDS GEN - TAIL

FLA STATE SALES TA 545.40

FLA SUMTER SURTA 50.00

***** THANK OU *****
S/M 676 - 4678201

A SERVICE CHARGE OF 1 ½ % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Filename=EMI7600010 - Formtype=MIPS

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

PAY THIS AMOUNT

9685.40

Ring Power®

Ring Power Corporation
10421 Fern Hill Drive
Riverview, FL 33578
(813) 671-3700

Sign up for On-line Invoice Access:
www.ringpower.com/web-invoice

RING POWER CORPORATION, 500 WORLD COMMERCE PKWY, ST AUGUSTINE, FL 32092, (904) 737-7730

INVOICE

S GARNEY COMPANIES INC
O 1700 SWIFT STREET
L NORTH KANSAS CITY MO
D
T
O

64116

S 800KW
H
I 1290 INDUSTRIAL DR #4703
P WILDWOOD, FL 34785
T SUMTER - 60
O SUMTER - 60

INVOICE NUMBER	INVOICE DATE	SHIP VIA	DATE SHIPPED	CUSTOMER'S P.O.#	ACCOUNT NUMBER	PAGE
10RE00168742	11-05-24	INTERNAL TRANSPORT	11-05-24	0669P002	017491	1
QUANTITY	I.D.# & SERIAL #	DESCRIPTION			AMOUNT	

CUSTOMER CONTACT: TOM MANNING

THIS INVOICE IS NET DUE UPON RECEIPT

1.0 RRM00285* EQUIPMENT RENTAL FROM 11/05/24 THRU 11/05/24
KNM00285* ID NO: RRM00285* SERIAL NO: KNM00285*
7501000 Q1000 POWER MODULE 1000KW
SHIFT: SINGLE

KNM00285

1.0	ENV FEE	
1.0	ELECTRICAL CONTRACTOR	4000.00
1.0	DELIVER	1000.00

-
FLA STATE SALES TA 240.00

FLA SUMTER SURTA 40.00

..... THANK OU FOR OUR BUSINESS!.....
S/M 676 - K5101901

A SERVICE CHARGE OF 1 ½ % PER MONTH WILL BE CHARGED ON PAST DUE ACCOUNTS.

Title to the equipment listed hereon shall not pass to the purchaser until the purchase price (including all taxes) has been paid, but such title remain vested in the seller until all sums due or to become due from the purchaser to the seller thereon, whether evidenced by note, book account, judgment, or otherwise, shall have been fully paid, at which time ownership shall pass to the purchaser. Purchaser shall assume all liability of damage or destruction to same. At any time after any payment thereon becomes overdue seller may avail himself of any legal remedy including the right to repossess the equipment without notice.

TERMS ARE CASH UNLESS CREDIT IS APPROVED. With CREDIT APPROVAL terms are as follows: Parts and Service invoices are due net 30 days from the date of the invoice. Rental/Lease invoices are due upon receipt. Sales invoices are due net 10 days from the date of invoice. Past due balances shall be assessed a service charge or interest at the highest rate allowed by law until payment is made. The past due balance represents all charges remaining unpaid on the closing date of the month following invoice date. In the event of default in the payment of any amount due, the purchaser agrees to pay finance charges and the cost of collection. Acceptance by customer of the parts, service or equipment listed above is the customer's agreement to be bound by the credit and collection terms set forth above, the terms of the Application for Credit and if applicable the terms of the Guaranty of Payment.

Filename=EMI7600010 - Formtype=MIPS

Remit to:
Ring Power Corporation
PO Box 935004
Atlanta, GA 31193-5004

PAY THIS AMOUNT

5280.00



300-1 Richey Road
Leesburg, FL 34748
(352) 435-7297

Invoice

Date	Invoice #
12/3/2024	912

Bill To

P.O. No.	Terms	Due Date	Account #	Project
		1/3/2025		
Description		Qty	Rate	Amount
Wildwood WRF Generator		17,425.07	1.00	17,425.07
Demo old generator Installed temporary power for new generator				
Thank you for your business			Total	\$17,425.07
			Payments/Credits	\$0.00
			Balance Due	\$17,425.07

4. CLARIFICATIONS, ASSUMPTIONS AND EXCLUSIONS

General / Div. 1

1. Power and water by Owner
2. 01025 1.02 Q 3 – Owner Direct Purchase Equipment: Garney shall not be liable for interruptions or delay in connection with Owner Direct Purchase items that are outside of Garney's control i.e. Vendor's agreement to Contract Terms & Conditions, Vendor caused delays, etc.
3. Insurance deductibles are not included and will be covered by allowance.
4. Garney takes exception to specification section 01311.

Division 11 – Process Equipment

5. Furnish and install of all chemicals required for commissioning, final acceptance testing, plant turnover and initial tank fill are excluded and will be handled through contingency.

Division 16 - Electrical

6. Electrical equipment continues to see an increase in lead times across the industry. An expedited review of submittals will be requested to allow proper release of equipment to not delay the project.

Owner Direct Purchase Equipment

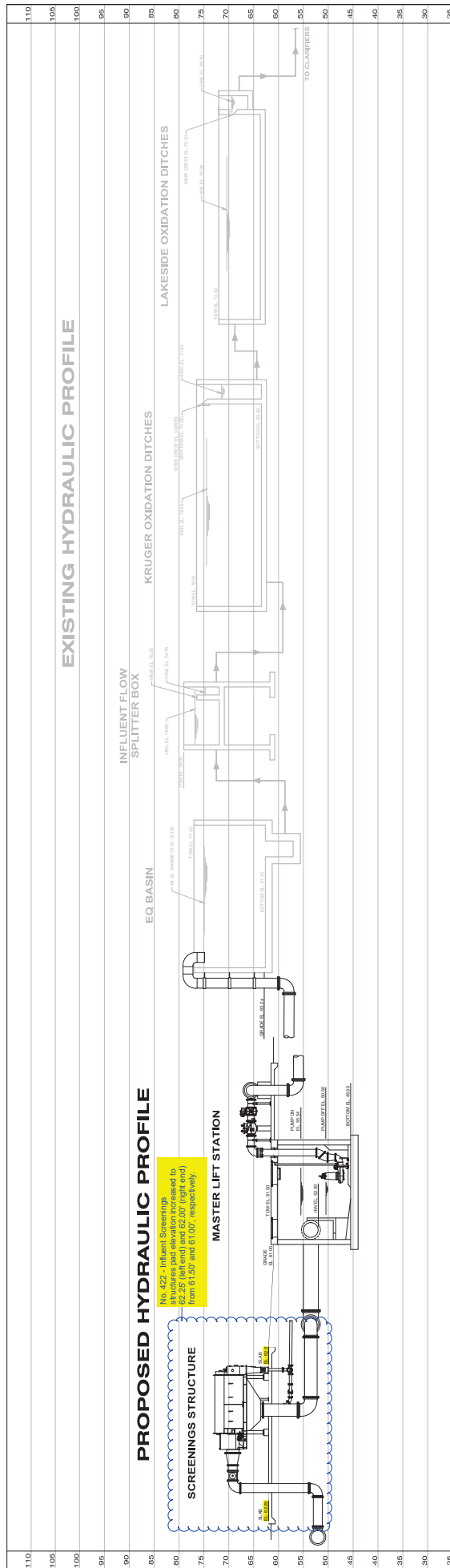
7. Garney will make every effort to negotiate favorable contract terms with ODP vendors on behalf of The City, to minimize risk and ensure vendor accountability for equipment performance, delivery timelines, and liability. If a vendor is unwilling to accept these reasonable terms, the Owner will assume responsibility for any resulting contractual gaps and associated risks, in accordance with the Prime Agreement, that Garney may be exposed to by the final terms.

5. ALLOWANCE AND CONTINGENCY DESCRIPTIONS

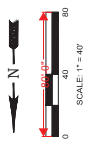
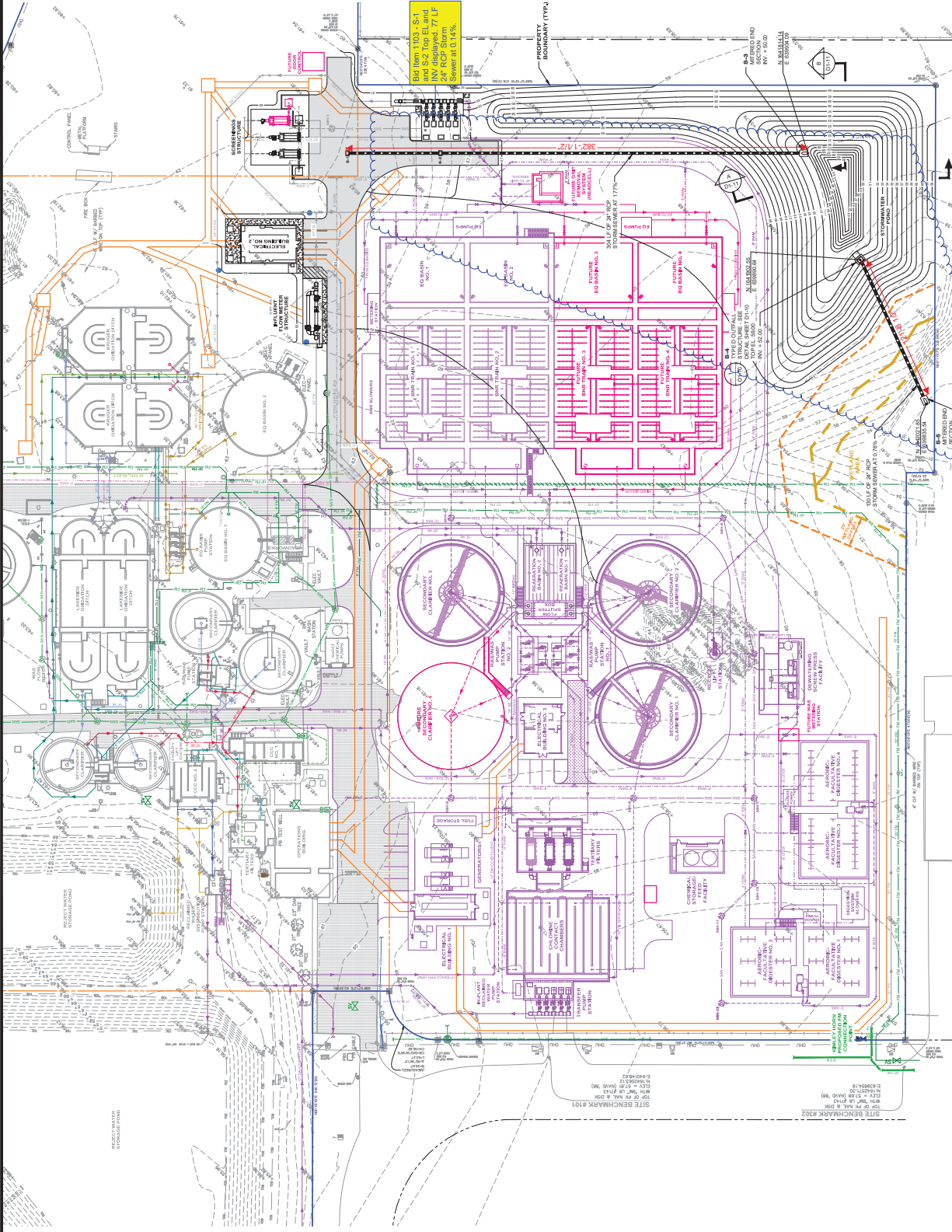
1. Testing and Inspection Fee Allowance: \$25,000 – Testing & Inspection costs shall be by the City in consultation with the Design Consultant.
2. Permanent Power Fee Allowance \$150,000 – Used to cover the power company costs of bringing permanent power into the site.

ALLOWANCES & CONTINGENCIES		
	Testing & Inspection Fees Allowance	25,000
	Permanent Power Allowance	150,000
	Subtotal Contingency & Allowance (B)	175,000

EXISTING HYDRAULIC PROFILE



EXISTING HYDRAULIC PROFILE



PHASE 2 AND PHASE 3 LEGEND:
STRUCTURES, PIPES, AND
SIDEWALKS AS PART OF PHASE 2
AND PHASE 3 CONSTRUCTION

PROPOSED SURFACE LEGEND:
ASPHALT DRIVE
CONCRETE SIDEWALK/PAD
(CONCRETE PADS WITH ABOVE
HATCHED FOR CLARITY)

IFC SUBMITTAL

Sheet No.

01-5

**OVERALL SITE
GRADING PLAN**

CITY OF WILDWOOD
Wildwood Regional WRF - Phase 1
Sumter County, Florida

Drawn by: JAS
Checked by: SJB
Date: 5-12-2023
Job No: 171217

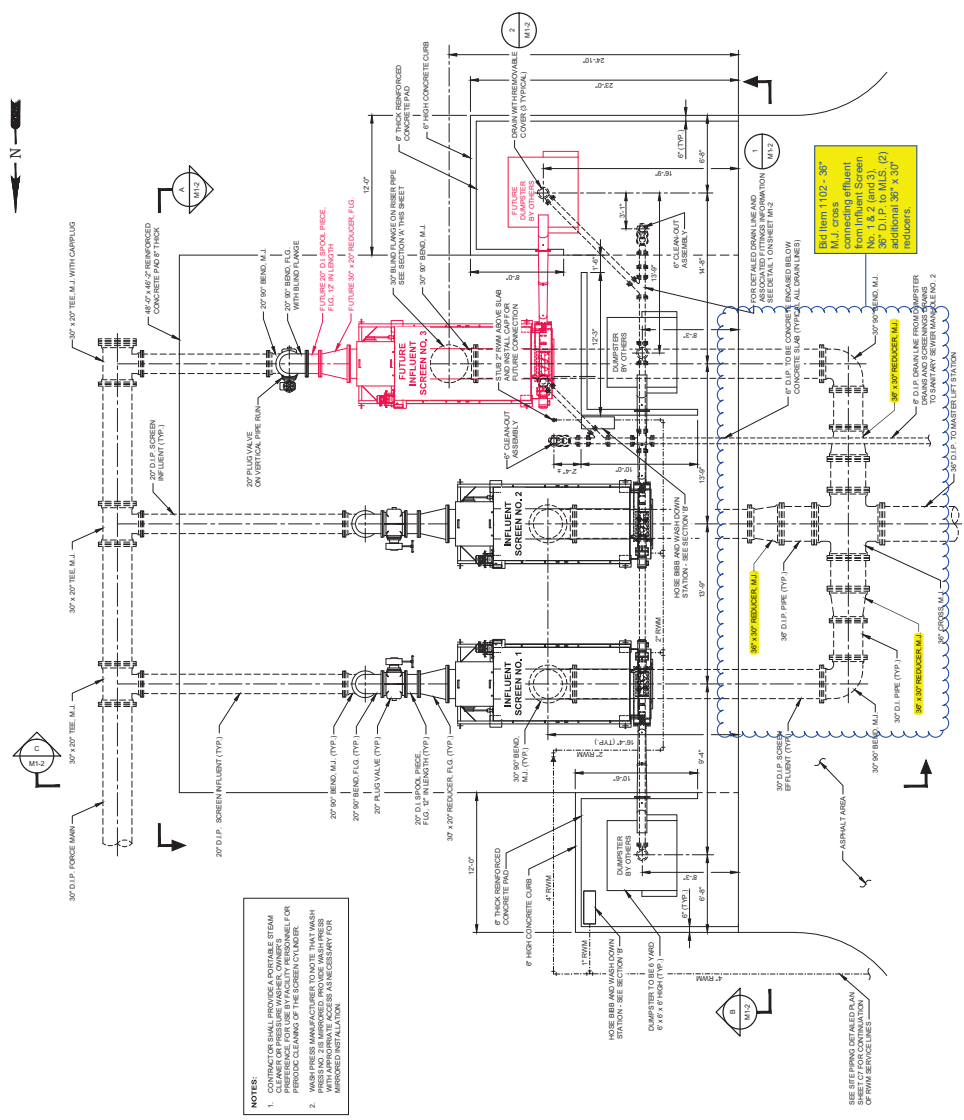
Prepared by:
CPH LLC
A Full Service A/E/Firm
1111 East Robinson Street
Tampa, FL 33604
PH: 813.455.8852
www.cphcorp.com

Rev	Date	Revision
1		

THIS SHEET MAY VARY FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE SHEET TRACKS FOR MATERIAL LEGEND.



No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SCREENINGS STRUCTURE PIPING PLAN
SCALE: 1/8\"/>

Designed by	CH2M
Checked by	SAS
Date	5-12-2023
Job No.	1912817

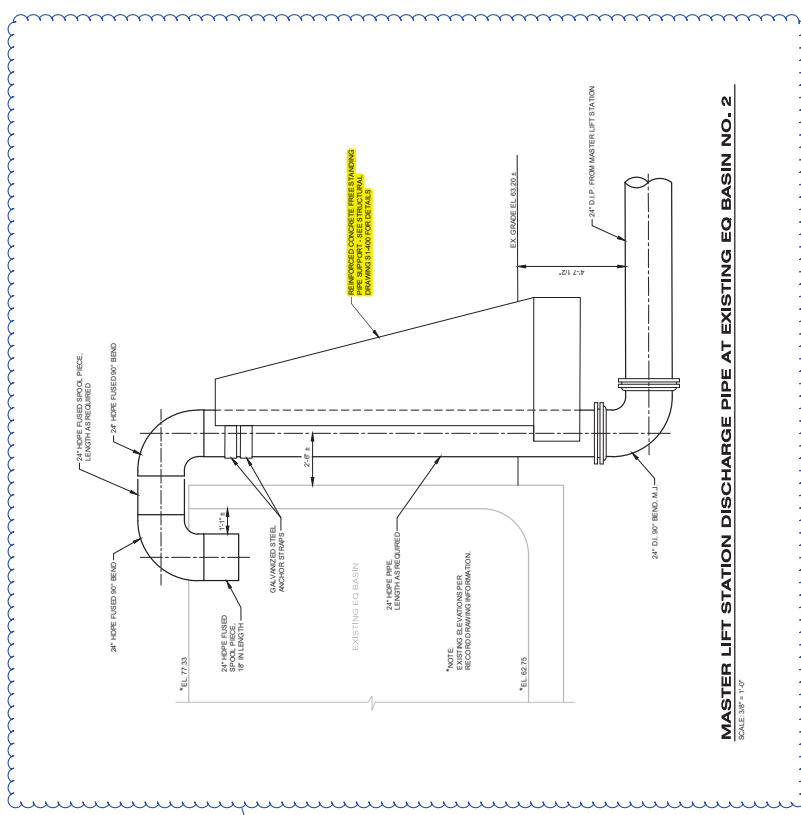
SCOTT A. BRISTOL, INC.
REG. NO. 191602

Prepared by
CPI LLC
A Full Service A/E Firm
1111 East Robinson Street
Tampa, FL 33604
Phone: 813.282.8822
www.cpihcorp.com

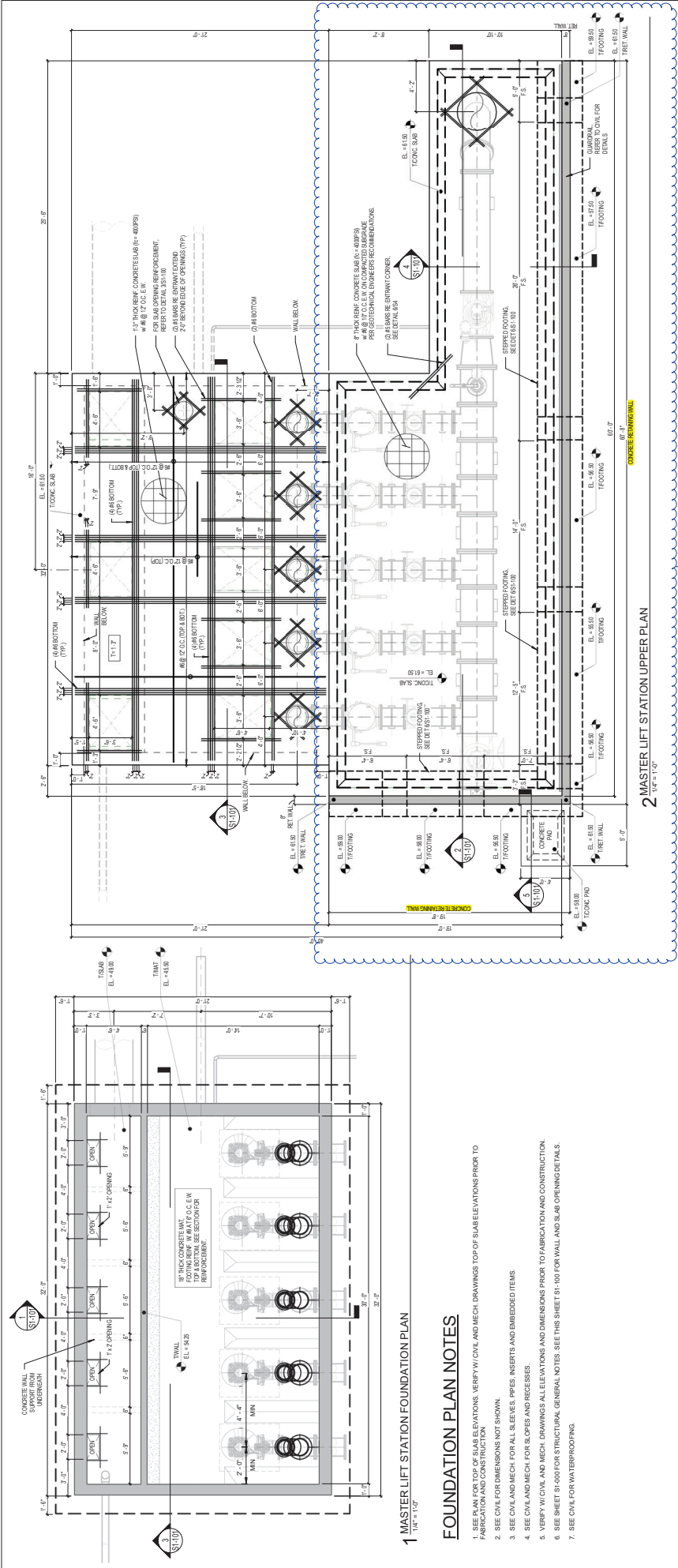
Building Better Communities Together
1111 East Robinson Street
Tampa, FL 33604
Phone: 813.282.8822
www.cpihcorp.com



No.	Date	Revision
1		

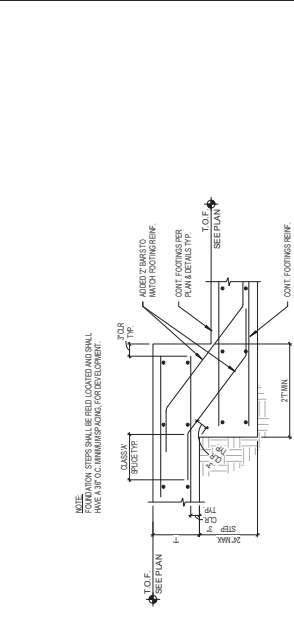
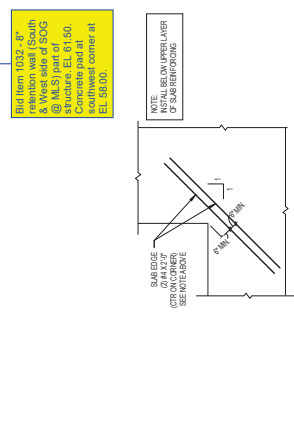
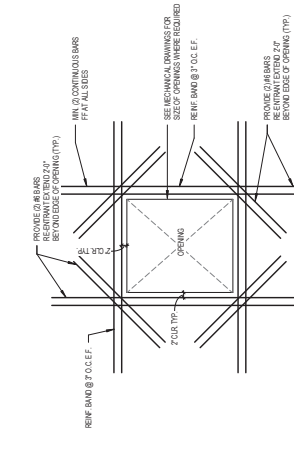
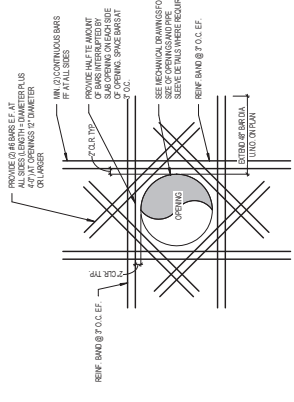


MASTER LIFT STATION DISCHARGE PIPE AT EXISTING EQ BASIN NO. 2
SCALE: 1/8" = 1'-0"



FOUNDATION PLAN NOTES

1. SEE PLAN FOR TOP OF SLAB ELEVATIONS. VERIFY W/ CIVIL AND MECH. DRAWINGS TOP OF SLAB ELEVATIONS PRIOR TO FABRICATION AND CONSTRUCTION.
2. SEE CIVIL AND MECH. FOR ALL SLEEVES, PIPES, INSERTS AND EMBEDDED ITEMS.
3. SEE CIVIL AND MECH. FOR ALL SLEEVES, PIPES, INSERTS AND EMBEDDED ITEMS.
4. SEE CIVIL AND MECH. FOR ALL SLEEVES, PIPES, INSERTS AND EMBEDDED ITEMS.
5. VERIFY W/ CIVIL AND MECH. DRAWINGS ALL ELEVATIONS AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION.
6. SEE SHEET S1-100 FOR STRUCTURAL GENERAL NOTES. SEE THIS SHEET S1-100 FOR WALL AND SLAB OPENING DETAILS.
7. SEE CIVIL FOR WATERPROOFING.



3 TYP. SLAB OPENING DETAIL
1/2\"/>

4 TYP. WALL OPENING DETAIL
1/2\"/>

5 TYP. SLAB CORNER REIN. DETAIL
1/2\"/>

6 TYP. STEPPED FOOTING DETAIL
3/4\"/>

No.	Date	Revision	By	Check	Appr.
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

www.ePHcorp.com

Building Better Communities Together

1117 East Robinson Street
Birmingham, AL 35202
Ph: 205-333-5455
© 2024

Prepared by: **CPH LLC**
A/E/C Firm
1117 East Robinson Street
Birmingham, AL 35202
Ph: 205-333-5455
License No. 1000000000

Designed by: **E.A.**
Drawn by: **J.C.A.**
Checked by: **E.A.**
Date: 05/29/24
JOS No. W12817

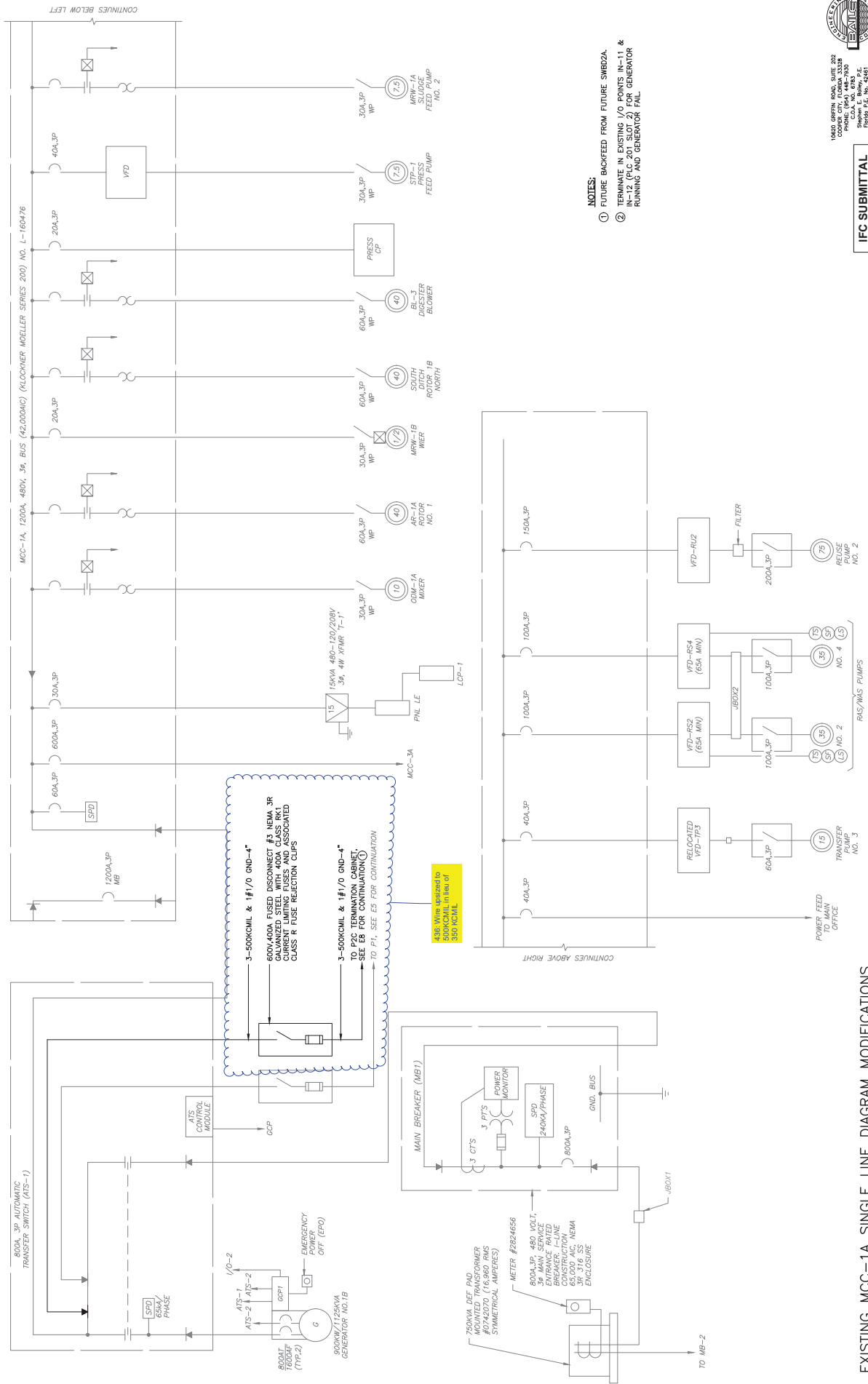
CITY OF WILDWOOD
WILDWOOD REGIONAL WRF - PHASE 1
Sumter County, Florida

MASTER LIFT STATION LOWER & UPPER STRUCTURAL REINFORCEMENT PLAN

Sheet No. **S1-100**



SCALE: 1"=50'-0"



- NOTES:
- 1) FUTURE BACKFEED FROM FUTURE SMD2A.
 - 2) TERMINATE IN EXISTING I/O POINTS IN-11 & IN-12. NO BACKFEED TO GENERATOR RUNNING AND GENERATOR FAIL.

10000 GREEN ROAD, SUITE 202
 GREENSBORO, NC 27409
 PHONE: (336) 444-7330
 FAX: (336) 444-7331
 SHAW-WALKER P.E.
 SHAW-WALKER P.E. No. 42461

IFC SUBMITTAL

Sheet No. **E5**
 EXISTING MCC-1A
 SINGLE LINE DIAGRAM
 MODIFICATIONS

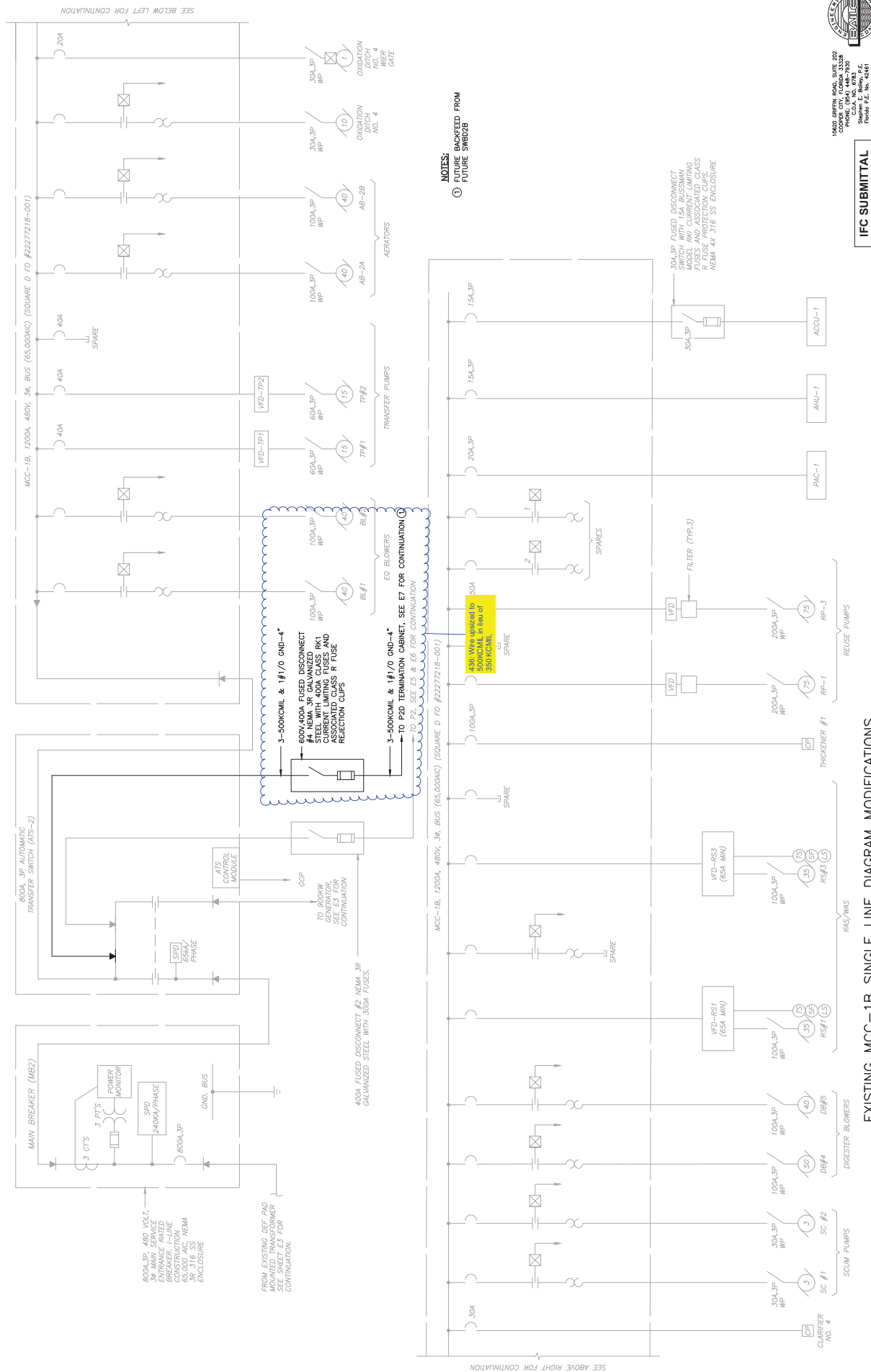
CITY OF WILDWOOD
 WRF Improvements - Phase 1
 Sumner County, Florida

Designed by: ESB
 Drawn by: SSB
 Checked by: SSB
 Date: 05-15-2025
 Job No: 1912817

Prepared by: ESB
 A Full Service Electrical & E Firm
 1111 East Robinson Street
 Birmingham, AL 35202
 Phone: 205-948-8888
 www.esbinc.com

No.	Date	Revision
1	05-15-2025	Initial Issue
2		
3		
4		
5		

EXISTING MCC-1A SINGLE LINE DIAGRAM MODIFICATIONS



0620 GRIFFIN ROAD, SUITE 202
COOPER CITY, FLORIDA 33228
PHONE: (954) 448-7930
C.O.A. NO. 6783
Stephen E. Bolley, P.E.
Florida P.E. No. 42461

IFC SUBMITTAL

EXISTING MCC-1B
SINGLE LINE DIAGRAM
MODIFICATIONS

CITY OF WILDWOOD
WRF Improvements - Phase 1

Designed by:	FAD
Drawn by:	KRG
Checked by:	SEB
Date:	05-16-2025

EXISTING MCC-1B SINGLE LINE DIAGRAM MODIFICATIONS

cph

***Building Better
Communities Together***

Plans Prepared By
CPh, LLC
A Full Service A & E Firm
State of Florida Licenses:
Engineer No. 3215
Surveyor No. L87143

1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452

Revision		Revision	
No.	Date	No.	Date
△		△	
△		△	
△		△	
△		△	

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Pay Application No. 9 for Phase One of the Water Reclamation Facility Project in the Amount of \$4,014,038.80

REQUESTED ACTION: Staff Recommends Approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: Funds for this application can be found in account 402-536-70-7353 - Wastewater Treatment Plant Project.

HISTORY/FACTS/ISSUES:

On August 12, 2024, the City approved the construction contract with its Construction Manager at Risk (CMAR), Garney Construction, for Phase 1 of the expansion of the Water Reclamation Facility. The Guaranteed Maximum Price (GMP) was approved on February 10, 2025, for the amount of \$34,546,993.00. This request is for Pay Application No. 9 for work completed through November 30, 2025. After review, both the consultant, CPH Engineering, and City staff recommend approval of payment to Garney Construction in the amount of \$4,014,038.80.

APPLICATION AND CERTIFICATE OF PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO: City of Wildwood
743 Huey Street
Wildwood, FL 34785

PROJECT: Wildwood WRF BNR Improvements CMAR

APPLICATION NO: 9

PERIOD TO: 11/30/25

Distribution to:

☒ OWNER☐ CONTRACTOR

FROM: Garney Construction
370 East Crown Point Road
Winter Garden, FL. 34787

CONTRACT DATE: 01/22/24

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		Additions	Deductions
TOTAL		-	-
Approved this month	\$ 7,959,820.00	7,959,820.00	-
Number	Date Approved		
1	Prelim 11/6/2025; Formal 12/8/2025		
2			
3			
TOTALS		7,959,820.00	-
Net change by Change Orders		7,959,820.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Garney Construction

By:  Date: 11/21/25
Ryan Winslow

CERTIFICATE FOR PAYMENT

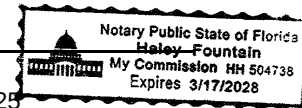
In accordance with the Contract documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	34,546,993.00
2. Net change by change Orders	\$	7,959,820.00
3. CONTRACT SUM TO DATE (Line 1+or- 2)	\$	42,506,813.00
4. TOTAL COMPLETED & STORED TO DATE	\$	12,951,371.31
(Column G on G703)		
5. TOTAL RETAINAGE: 5%	\$	647,568.57
6. TOTAL EARNED LESS RETAINAGE	\$	12,303,802.74
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	8,289,763.94
8. CURRENT PAYMENT DUE	\$	4,014,038.80
9. BALANCE TO FINISH	\$	30,203,010.26
(Line 3 less Line 6)		

State of: Florida County Of: Orange
Subscribed and sworn to before me this 21st day of November 2025
Notary Public:



AMOUNT CERTIFIED \$ 4,014,038.80

(Attach explanation if amount certified differs from the amount applied for.)

By:  Date: 11/25/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9

APPLICATION DATE: 11/21/25

PERIOD TO: 11/30/25

PROJECT NO.: 0669

A	B		C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK		SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
				FROM PREVIOUS APPLICATION	THIS PERIOD			
PHASE 1 / GMP-1								
INDIRECT COST - PHASE 1 / GMP-1								
	GENERAL CONDITIONS							
GC-01	Mobilization		\$1,760,000.00	\$1,760,000.00	\$0.00	\$1,760,000.00	100.0%	\$0.00
GC-02	General Conditions		\$1,864,262.00	\$1,286,343.44	\$167,784.00	\$1,454,127.44	78.0%	\$410,134.56
GC-03	Bonds		\$345,470.00	\$211,995.00	\$0.00	\$211,995.00	61.4%	\$133,475.00
GC-04	Insurance		\$518,205.00	\$518,205.00	\$0.00	\$518,205.00	100.0%	\$0.00
GC-05	Builder's Risk Insurance		\$172,735.00	\$172,735.00	\$0.00	\$172,735.00	100.0%	\$0.00
	CONSTRUCTION MANAGER FEE							
CM-01	CM Fee		\$2,852,504.00	\$1,397,730.48	\$171,151.00	\$1,568,881.48	55.0%	\$1,283,622.52
	STORED MATERIALS							
SM-01	Stored Materials		\$0.00	\$81,760.00	\$0.00	\$81,760.00	0.0%	-\$81,760.00
ALLOWANCE & CONTINGENCIES - PHASE 1 / GMP-1								
AC-01	Testing & Inspection Fees Allowance		\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
AC-02	Permit Fees Allowance		\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
AC-03	Hazardous Material Survey Allowance		\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
AC-04	Builder's Risk Insurance Deductible Allowance		\$1,010,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,010,000.00
AC-05	Unsuitable Soils Allowance		\$250,000.00	\$206,028.39	\$0.00	\$206,028.39	82.4%	\$43,971.61
AC-06	Permanent Power Fees Allowance		\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
AC-07	Escalation Allowance		\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-08	CM Contingency		\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-09	Scope Gap / Exclusions Contingency		\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
AC-10	Owner Contingency		\$1,067,659.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,067,659.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1 / GMP-1								
ODP-01	ODP - Submersible Pumps		\$456,661.00	\$0.00	\$0.00	\$0.00	0.0%	\$456,661.00
ODP-02	ODP - Influent Drum Screens		\$765,456.00	\$0.00	\$0.00	\$0.00	0.0%	\$765,456.00
ODP-03	ODP - Clarifiers		\$1,519,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,519,500.00
ODP-04	ODP - Large Diameter Pipe & Valves		\$1,049,395.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,049,395.00
ODP-05	ODP - Disc Filters		\$569,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$569,800.00
ODP-06	ODP - DAVCO Plant		\$4,450,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,450,000.00
ODP-07	ODP - Electrical Gear		\$1,269,840.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,269,840.00
ODP-08	ODP - Generator		\$439,750.00	\$0.00	\$0.00	\$0.00	0.0%	\$439,750.00
CONSTRUCTION WORK - PHASE 1 / GMP-1								
	SITEWORK							
SW-01	Earthwork General - Erosion Control & Dust Control / Maintenance		\$21,000.00	\$7,980.00	\$1,470.00	\$9,450.00	45.0%	\$11,550.00
SW-02	Earthwork General - Parking, Laydown & Storage Areas / Maintenance		\$20,000.00	\$7,600.00	\$1,400.00	\$9,000.00	45.0%	\$11,000.00
SW-03	Earthwork General - Construction Entrances / Maintenance		\$22,000.00	\$8,360.00	\$1,540.00	\$9,900.00	45.0%	\$12,100.00
SW-04	Screening Structure - Excavate		\$49,000.00	\$49,000.00	\$0.00	\$49,000.00	100.0%	\$0.00
SW-05	Screening Structure - Prep Subgrade		\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SW-06	Screening Structure - Structural Base		\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SW-07	Screening Structure - Backfill		\$20,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,000.00
SW-08	Influent Flow Meter - Excavate		\$26,000.00	\$6,500.00	\$19,500.00	\$26,000.00	100.0%	\$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9

APPLICATION DATE: 11/21/25

PERIOD TO: 11/30/25

PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
SW-09	Influent Flow Meter - Prep Subgrade	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SW-10	Influent Flow Meter - Structural Base	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SW-11	Influent Flow Meter - Backfill	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
SW-12	Master Lift Station - Security Fence & Gates	\$14,904.00	\$0.00	\$0.00	\$0.00	0.0%	\$14,904.00
	YARD PIPE						
YP-01	Submit - Yard Pipe/Fittings	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
YP-02	Submit - Valves	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
YP-03	Submit - Precast Manholes	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
YP-04	Deliver - Yard Pipe/Fittings	\$936,000.00	\$327,600.00	\$533,520.00	\$861,120.00	92.0%	\$74,880.00
YP-05	Deliver - Valves	\$74,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$74,000.00
YP-06	Deliver - Precast Manholes	\$18,000.00	\$18,000.00	\$0.00	\$18,000.00	100.0%	\$0.00
YP-07	Unload, Store & Inventory	\$31,000.00	\$9,300.00	\$15,500.00	\$24,800.00	80.0%	\$6,200.00
YP-08	Subsurface Exploration (Pothole / VacTruck)	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	100.0%	\$0.00
YP-09	Restrain Existing 16" FM	\$158,000.00	\$158,000.00	\$0.00	\$158,000.00	100.0%	\$0.00
YP-10	30" dia FM from Ex. 30" Plug Valve to Flowmeter	\$801,000.00	\$801,000.00	\$0.00	\$801,000.00	100.0%	\$0.00
YP-11	Underslab 30" dia at Influent Flowmeter	\$26,000.00	\$0.00	\$26,000.00	\$26,000.00	100.0%	\$0.00
YP-12	30" dia FM from 30x12 Reducing Tee to 30" Cap at end of Header including (3)ea 30x20 Reducing Tees to Screening Structure	\$101,000.00	\$0.00	\$101,000.00	\$101,000.00	100.0%	\$0.00
YP-13	16" dia FM from 30x16 Reducing Tee to 16x16 Tapping Saddle / Hot Tap	\$18,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$18,000.00
YP-14	12" dia RAS from 30x12 Reducing Tee on 30" FM to 12" Plug Valve For Future Phasing	\$22,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$22,000.00
YP-15	6" dia RWM from 6x6 hot tap/tee to 2" at MLS and 4" at Screening Structure	\$111,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$111,000.00
YP-16	Potable Water Lines	\$39,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$39,000.00
YP-17	Underslab 20" dia Influent at Screening Structure	\$24,000.00	\$0.00	\$20,640.00	\$20,640.00	86.0%	\$3,360.00
YP-18	Underslab 30" dia Effluent at Screening Structure	\$31,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$31,000.00
YP-19	Underslab 2" dia RWM at Screening Structure	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00
YP-20	Underslab 6" dia Backwash Drain Lines at Screening Structure	\$12,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$12,000.00
YP-21	Underslab 4" dia Sanitary Drains Lines	\$26,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,000.00
YP-22	Precast Manholes	\$13,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,000.00
YP-23	Sanitary Drain Line b/w Recycle Lift Station and MH-5	\$13,248.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,248.00
YP-24	36" dia Effluent from Screening Structure Effluent to Master Lift Station	\$40,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$40,000.00
YP-25	6" dia Drum Screen Backwash Drain Lines at Screening Structure	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00
YP-26	4" dia Sanitary Drain Lines from Dumpsters	\$11,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,000.00
YP-27	8" dia Gravity Sanitary Main & Cleanouts to MH-2 at Screening Structure	\$20,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$20,000.00
YP-28	8" dia Gravity Sanitary Main b/w MH-2 and MH-1	\$15,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,000.00
YP-29	8" dia Gravity Sanitary Main b/w MH-1 and Master Lift Station	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
YP-30	8" dia FM from PV to Lift Station	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
YP-31	24" dia Discharge from Master Lift Station to Existing EQ Basin	\$133,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$133,000.00
YP-32	Underslab 24" dia at Master Lift Station	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
YP-33	Underslab 2" dia ARV at Master Lift Station	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00
YP-34	1"-2" dia RWM at Screening Structure and Master Lift Station	\$16,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$16,000.00
YP-35	Flush / Clean Pipe	\$13,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$13,000.00
YP-36	Test Pipe	\$27,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$27,000.00
YP-37	Disinfect Pipe	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9
 APPLICATION DATE: 11/21/25
 PERIOD TO: 11/30/25
 PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
	INFLUENT FLOW METER						
IFM-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
IFM-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
IFM-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
IFM-04	Submit - Valves	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
IFM-05	Submit - Flow Meter (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-06	Deliver - Rebar	\$11,000.00	\$11,000.00	\$0.00	\$11,000.00	100.0%	\$0.00
IFM-07	Deliver - Flange Pipe / Fittings	\$274,000.00	\$0.00	\$156,180.00	\$156,180.00	57.0%	\$117,820.00
IFM-08	Deliver - Valves	\$101,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$101,000.00
IFM-09	Deliver - Flow Meter & Instruments (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-10	Form/Rebar/Pour Slab	\$41,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$41,000.00
IFM-11	Cure / Finish / Point & Patch Concrete	\$22,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$22,000.00
IFM-12	Install Exposed Flange Pipe/Fittings	\$201,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$201,000.00
IFM-13	Install Exposed Valves	\$63,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$63,000.00
IFM-14	Install Flow Meter & Instruments (not accounted for in GMP-1)	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
IFM-15	Bollards	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
IFM-16	Testing & Start up Flow Meter	\$3,242.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,242.00
	SCREENING STRUCTURE						
SS-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
SS-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
SS-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
SS-04	Submit - Valves	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
SS-05	Submit - Drum Screens	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
SS-06	Deliver - Rebar	\$43,000.00	\$43,000.00	\$0.00	\$43,000.00	100.0%	\$0.00
SS-07	Deliver - Flange Pipe / Fittings	\$334,000.00	\$0.00	\$187,040.00	\$187,040.00	56.0%	\$146,960.00
SS-08	Deliver - Valves	\$124,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$124,000.00
SS-09	Deliver - Drum Screens	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SS-10	Form/Rebar/Pour Slab	\$67,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$67,000.00
SS-11	Cure / Finish / Point & Patch Slab	\$3,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,000.00
SS-12	Form/Rebar/Pour Dumpster Slabs	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
SS-13	Cure / Finish / Point & Patch Dumpster Slabs	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
SS-14	Form/Rebar/Pour Equipment Piers/ Pedestals / Pads	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
SS-15	Cure / Finish / Point & Patch Equipment Piers/ Pedestals / Pads	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
SS-16	Install Drum Screens	\$42,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$42,000.00
SS-17	Install Solids Chute	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
SS-18	Install Exposed Pipe / Fittings	\$242,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$242,000.00
SS-19	Install Exposed Valves	\$76,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$76,000.00
SS-20	Set Dumpsters	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00
SS-21	Install Instruments	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
SS-22	Bollards & Hose Racks	\$15,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$15,000.00
SS-23	Testing & Start up Screens	\$5,138.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,138.00

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In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9

APPLICATION DATE: 11/21/25

PERIOD TO: 11/30/25

PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
	MASTER LIFT STATION						
MLS-01	Submit - Concrete	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
MLS-02	Submit - Rebar	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
MLS-03	Submit - Flange Pipe / Fittings	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
MLS-04	Submit - Valves	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
MLS-05	Submit - Pumps	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
MLS-06	Deliver - Rebar	\$38,000.00	\$38,000.00	\$0.00	\$38,000.00	100.0%	\$0.00
MLS-07	Deliver - Flange Pipe / Fittings	\$701,000.00	\$0.00	\$175,250.00	\$175,250.00	25.0%	\$525,750.00
MLS-08	Deliver - Valves	\$259,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$259,000.00
MLS-09	Deliver - Pumps	\$2,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$2,000.00
MLS-10	Form/Rebar/Pour Base Slab	\$130,000.00	\$130,000.00	\$0.00	\$130,000.00	100.0%	\$0.00
MLS-11	Cure / Finish / Point & Patch Base Slab	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.0%	\$0.00
MLS-12	Form/Rebar/Pour Walls & Trough	\$51,000.00	\$45,900.00	\$5,100.00	\$51,000.00	100.0%	\$0.00
MLS-13	Cure / Finish / Point & Patch Walls & Trough	\$18,000.00	\$16,200.00	\$1,800.00	\$18,000.00	100.0%	\$0.00
MLS-14	Leak Test Structure	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
MLS-15	Form/Rebar/Pour Deck	\$43,000.00	\$43,000.00	\$0.00	\$43,000.00	100.0%	\$0.00
MLS-16	Cure / Finish / Point & Patch Deck	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	100.0%	\$0.00
MLS-17	Set Pump Bases	\$21,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,000.00
MLS-18	Install Flanged Pipe Risers inside Lift Station	\$240,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$240,000.00
MLS-19	Install Exposed Pipe / Fittings	\$510,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$510,000.00
MLS-20	Install Exposed Valves	\$161,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$161,000.00
MLS-21	Install Submersible Pumps	\$54,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$54,000.00
MLS-22	Form/Rebar/Pour Slab on Grade	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
MLS-23	Cure / Finish / Point & Patch Slab of Grade	\$6,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$6,000.00
MLS-24	Install Instruments	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00
MLS-25	Bollards, Hose Racks, Hatches	\$8,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,000.00
MLS-26	Start-up and Test Pumps	\$5,952.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,952.00
	CLARIFIER GEAR BOX REPLACEMENT						
CGB-01	Clarifier Gear Box Replacement	\$51,160.00	\$51,160.00	\$0.00	\$51,160.00	100.0%	\$0.00
	RECYCLE LIFT STATION						
RLS-01	Submit - Precast Recycle Lift Station	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00
RLS-02	Deliver - Precast Recycle Lift Station	\$50,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$50,000.00
RLS-03	Recycle Lift Station - Excavate	\$23,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$23,000.00
RLS-04	Recycle Lift Station - Prep Subgrade	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
RLS-05	Recycle Lift Station - Structural Base	\$4,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,000.00
RLS-06	Recycle Lift Station - Install Precast	\$1,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,000.00
RLS-07	Recycle Lift Station - Backfill	\$4,780.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,780.00
	SITEWORK WORK PACKAGE						
SWP-01	Mobilization/Bonds	\$34,000.00	\$34,000.00	\$0.00	\$34,000.00	100.0%	\$0.00
SWP-02	Erosion Control	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	100.0%	\$0.00
SWP-03	Clearing, Grubbing, Debris Removal, Rough Grading	\$180,000.00	\$180,000.00	\$0.00	\$180,000.00	100.0%	\$0.00
SWP-04	Demo Existing Buildings/Structures	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00	100.0%	\$0.00
SWP-05	Install Construction Entrances	\$18,000.00	\$18,000.00	\$0.00	\$18,000.00	100.0%	\$0.00

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Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9

APPLICATION DATE: 11/21/25

PERIOD TO: 11/30/25

PROJECT NO.: 0669

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E		G		H
			WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH		
			FROM PREVIOUS APPLICATION	THIS PERIOD					
SWP-06	Widen Trailer Entrance	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.0%	\$0.00		
SWP-07	Install Fence	\$55,000.00	\$55,000.00	\$0.00	\$55,000.00	100.0%	\$0.00		
SWP-08	Prepare Trailer Area	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	100.0%	\$0.00		
SWP-09	Additional Site Grading, Parking Areas, Entrances	\$38,000.00	\$38,000.00	\$0.00	\$38,000.00	100.0%	\$0.00		
SWP-10	Master Lift Station - Excavate	\$153,000.00	\$153,000.00	\$0.00	\$153,000.00	100.0%	\$0.00		
SWP-11	Master Lift Station - Prep Subgrade	\$7,550.00	\$7,550.00	\$0.00	\$7,550.00	100.0%	\$0.00		
SWP-12	Master Lift Station - Structural Base	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	100.0%	\$0.00		
SWP-13	Master Lift Station - Backfill	\$71,000.00	\$71,000.00	\$0.00	\$71,000.00	100.0%	\$0.00		
	COATINGS								
CWP-01	Mobilization/Bonds	\$6,805.00	\$6,805.00	\$0.00	\$6,805.00	100.0%	\$0.00		
CWP-02	Coating Submittals	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	100.0%	\$0.00		
CWP-03	Master Lift Station - Concrete Exterior Below Grade	\$11,000.00	\$11,000.00	\$0.00	\$11,000.00	100.0%	\$0.00		
CWP-04	Master Lift Station - Concrete Interior Below Grade	\$102,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$102,000.00		
CWP-05	Master Lift Station - Pipe Systems / Bollards	\$21,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,000.00		
CWP-06	Screening Structure - Pipe Systems / Bollards	\$7,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$7,000.00		
CWP-07	Influent Flow Meter Assembly - Pipe Systems / Bollards	\$10,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$10,000.00		
	ELECTRICAL								
EWP-01	Mobilization/Bonds	\$125,800.00	\$125,800.00	\$0.00	\$125,800.00	100.0%	\$0.00		
EWP-02	Gear Submittals	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.0%	\$0.00		
EWP-03	Fixture Submittals	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	100.0%	\$0.00		
EWP-04	Misc. Submittals	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	100.0%	\$0.00		
EWP-05	Site Temp Power	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	100.0%	\$0.00		
EWP-06	Influent Flow Station - Underground / Includes Duct Bank	\$55,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$55,300.00		
EWP-07	Influent Flow Station - Above Grade	\$25,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,900.00		
EWP-08	Influent Flow Station - Gear / Equipment	\$14,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$14,400.00		
EWP-09	Influent Flow Station - Pull Wire / Terminate	\$8,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$8,700.00		
EWP-10	Influent Flow Station - Start-up	\$1,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,200.00		
EWP-11	Screening Structure - Underground / Includes Duct Bank	\$125,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$125,400.00		
EWP-12	Screening Structure - Above Grade	\$109,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$109,800.00		
EWP-13	Screening Structure - Gear / Equipment	\$21,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$21,600.00		
EWP-14	Screening Structure - Pull Wire / Terminate	\$23,700.00	\$0.00	\$0.00	\$0.00	0.0%	\$23,700.00		
EWP-15	Screening Structure - Start-up	\$3,800.00	\$0.00	\$0.00	\$0.00	0.0%	\$3,800.00		
EWP-16	Master Lift Station - Underground / Includes Duct Bank	\$217,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$217,300.00		
EWP-17	Master Lift Station - Above Grade	\$209,500.00	\$0.00	\$0.00	\$0.00	0.0%	\$209,500.00		
EWP-18	Master Lift Station - Gear / Equip	\$31,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$31,200.00		
EWP-19	Master Lift Station - Pull Wire / Terminate	\$80,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$80,100.00		
EWP-20	Master Lift Station - Start-up	\$4,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$4,600.00		
EWP-21	Duct Banks - DB MM	\$186,700.00	\$9,335.00	\$74,680.00	\$84,015.00	45.0%	\$102,685.00		
EWP-22	Duct Banks - DB LL	\$232,900.00	\$11,645.00	\$69,870.00	\$81,515.00	35.0%	\$151,385.00		
EWP-23	Duct Banks - DB EQ Basin	\$56,700.00	\$0.00	\$11,340.00	\$11,340.00	20.0%	\$45,360.00		
EWP-24	Duct Banks - Pull Boxes	\$122,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$122,400.00		
EWP-25	Electric Building 2 - Underground	\$169,700.00	\$127,275.00	\$42,425.00	\$169,700.00	100.0%	\$0.00		
EWP-26	Electric Building 2 - Above Grade	\$156,400.00	\$0.00	\$0.00	\$0.00	0.0%	\$156,400.00		

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 APPLICATION DATE: 11/21/25
 PERIOD TO: 11/30/25
 PROJECT NO.: 0669

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		G		H
			FROM PREVIOUS APPLICATION	THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
EWP-27	Electric Building 2 - Gear / Equipment	\$54,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$54,600.00
EWP-28	Electric Building 2 - Pull Wire / Terminate	\$59,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$59,600.00
EWP-29	Electric Building 2 - Start-up	\$5,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$5,000.00
EWP-30	Existing Sludge / Electric Building - Underground	\$71,400.00	\$64,260.00	\$7,140.00	\$71,400.00	100.0%	\$0.00
EWP-31	Existing Sludge / Electric Building - Above Grade	\$35,300.00	\$0.00	\$0.00	\$0.00	0.0%	\$35,300.00
EWP-32	Existing Sludge / Electric Building - Gear / Equipment	\$9,600.00	\$0.00	\$0.00	\$0.00	0.0%	\$9,600.00
EWP-33	Existing Sludge / Electric Building - Pull Wire / Terminate	\$59,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$59,100.00
EWP-34	Existing Sludge / Electric Building - Start-up	\$1,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,200.00
EWP-35	Switch Gear	\$62,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$62,900.00
EWP-36	Fixtures	\$28,900.00	\$0.00	\$0.00	\$0.00	0.0%	\$28,900.00
EWP-37	Lightning Protection	\$26,100.00	\$0.00	\$0.00	\$0.00	0.0%	\$26,100.00
EWP-38	Testing	\$24,200.00	\$0.00	\$0.00	\$0.00	0.0%	\$24,200.00
EWP-39	Scope Discrepancies / Contingency (changes from 90% to 100% Plans Specs)	\$184,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$184,000.00
PHASE 1 / GMP-1 AMENDMENT 5							
INDIRECT COST - PHASE 1 / GMP-1 AMENDMENT 5							
GENERAL CONDITIONS							
GC-06	Bonds	\$79,598.00	\$0.00	\$0.00	\$0.00	0.0%	\$79,598.00
GC-07	Insurance	\$119,397.00	\$0.00	\$0.00	\$0.00	0.0%	\$119,397.00
GC-08	Builder's Risk Insurance	\$79,598.00	\$0.00	\$0.00	\$0.00	0.0%	\$79,598.00
CONSTRUCTION MANAGER FEE							
CM-02	CM Fee	\$657,233.00	\$0.00	\$111,730.00	\$111,730.00	17.0%	\$545,503.00
STORED MATERIALS							
SM-02	Stored Materials	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00
ALLOWANCE & CONTINGENCIES - PHASE 1 / GMP-1 AMENDMENT 5							
ALLOWANCES & CONTIGENCIES							
AC-11	Testing & Inspection Fees Allowance	\$25,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$25,000.00
AC-12	Permanent Power Allowance	\$150,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$150,000.00
OWNER DIRECT PURCHASE EQUIPMENT - PHASE 1 / GMP-1 AMENDMENT 5							
OWNER DIRECT PURCHASE EQUIPMENT							
ODP-09	ODP - Disc Filters (Two Each)	\$1,250,435.00	\$0.00	\$0.00	\$0.00	0.0%	\$1,250,435.00
ODP-10	ODP - Davco Aeration	\$93,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$93,000.00
ODP-11	ODP - Davco Base Ring Installation	\$163,118.00	\$0.00	\$0.00	\$0.00	0.0%	\$163,118.00
ODP-11	ODP - Phase 2 Valves	\$817,852.00	\$0.00	\$0.00	\$0.00	0.0%	\$817,852.00
CONSTRUCTION WORK - PHASE 1 / GMP-1 AMENDMENT 5							
DAVCO PACKAGE PLANT							
DPP-01	Package Plant Slab, Sitework, and Underslab Pipe	\$2,113,816.00	\$0.00	\$2,113,816.00	\$2,113,816.00	100.0%	\$0.00
90% to IFC DESIGN CHANGES							
DC-01	Division 2 Changes	\$328,597.00	\$0.00	\$0.00	\$0.00	0.0%	\$328,597.00
DC-02	Demo 4" PVC FM	\$18,323.00	\$0.00	\$18,323.00	\$18,323.00	100.0%	\$0.00
DC-03	24" EQ Riser Support	\$44,665.00	\$0.00	\$0.00	\$0.00	0.0%	\$44,665.00
DC-04	Retaining Wall Addition	\$83,720.00	\$0.00	\$83,720.00	\$83,720.00	100.0%	\$0.00
DC-05	Manhole Adjustment	-\$24,239.00	\$0.00	\$0.00	\$0.00	0.0%	-\$24,239.00
DC-06	36" Effluent to MLS	\$11,791.00	\$0.00	\$0.00	\$0.00	0.0%	\$11,791.00

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts were variable retainage for line items may apply

APPLICATION NUMBER: 9

APPLICATION DATE: 11/21/25

PERIOD TO: 11/30/25

PROJECT NO.: 0669

A	B	C	D	E	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH
			FROM PREVIOUS APPLICATION	THIS PERIOD			
DC-07	Storm Pipe Addition	\$374,748.00	\$0.00	\$0.00	\$0.00	0.0%	\$374,748.00
DC-08	Electrical Changes	\$645,289.00	\$0.00	\$0.00	\$0.00	0.0%	\$645,289.00
	WORK PACKAGES						
WP-01	Work Package 04 - Phase 1 I&C	\$370,494.00	\$0.00	\$0.00	\$0.00	0.0%	\$370,494.00
WP-02	Work Package 05 - Electrical Building #2	\$450,000.00	\$0.00	\$0.00	\$0.00	0.0%	\$450,000.00
	MISC. WORK TASKS						
MWT - 01	Modification to Debris Burner	\$19,402.00	\$0.00	\$19,402.00	\$19,402.00	100.0%	\$0.00
MWT - 02	Existing Clarifier Repair	\$30,572.00	\$0.00	\$30,572.00	\$30,572.00	100.0%	\$0.00
MWT - 03	Generator Work	\$57,411.00	\$0.00	\$57,411.00	\$57,411.00	100.0%	\$0.00
	TOTALS	\$42,506,813.00	\$8,726,067.31	\$4,225,304.00	\$12,951,371.31	30.5%	\$29,555,441.69

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Addendum to BrightView Contract for Additional ROW Landscape Maintenance Services in the Amount of \$40,800

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Brightview
Effective Date: Termination Date:
Managing Division/Department: Public Works

BUDGET IMPACT: Funding will be allocated from 001-541-30-3440.

HISTORY/FACTS/ISSUES:

The Public Works Department recently conducted an operational evaluation of the Inmate Crew Leader position and the broader inmate labor program following the recent departure of the Crew Leader. Over the past four years, this position has experienced high turnover, and the inmate labor pool has become increasingly unreliable, resulting in operational inefficiencies in maintaining right-of-way (ROW) and landscape areas.

Operational Review Findings:

1. The City can more efficiently maintain ROW and landscape areas by dividing responsibilities between:
 - Existing contracted service providers; and
 - City operational staff using force account labor.
2. The inmate program's existing funding can be reallocated to support expanded contracted maintenance services without increasing the department's operational budget.
3. Equipment previously used by the inmate crews (mowers, trimmers, blowers, etc.) will be repurposed for the Parks & Recreation Division through Fleet Services.
4. Capital expenses budgeted for FY 2026 will be avoided, including:
 - Replacement Passenger Van – \$20,000
 - Replacement Mowing Trailer – \$10,000

Public Works proposes transitioning the previously inmate-maintained ROW and landscaped areas to a combination of contracted landscape services and City operational staff.

The proposed Addendum to the BrightView contract, in the amount of \$40,800, covers additional landscape maintenance areas located adjacent to or near BrightView's existing service zones.

This transition will improve service reliability, reduce long-term equipment replacement costs, and eliminate inefficiencies associated with the inconsistent availability of inmate labor.



Addendum to Contract#2024-01 (Landscape Maintenance Service- Mowing, String Trimming and Cleanup)

Exhibit A

Area Name	Job Location	Frequency	Monthly	Annually
Huey St.	From 301 to Roy and Gamble to Powell Rd.	2 Weeks	\$110.12	\$1,321.44
301 parking area	next to the shops at 415 N. Main St.	2 Weeks	\$43.08	\$516.96
Clay Drain Road	ROW from US 301 to SR44	2 Weeks	\$580.34	\$6,964.08
CR181	ROW	2 Weeks	\$354.78	\$4,257.36
Signature Dr.	ROW from SR44 to Clay Drian Rd.	2 Weeks	\$13.29	\$159.48
Peppertree Lane	ROW	2 Weeks	\$124.05	\$1,488.60
CR124A	ROW	2 Weeks	\$156.17	\$1,874.04
Mill St.	ROW	2 Weeks	\$159.85	\$1,918.20
Hence & Ross	ROW from Mill on Ross and down Hence	2 Weeks	\$70.20	\$842.40
W. Clark St.	from Hence to CR209	2 Weeks	\$463.62	\$5,563.44
Rio Grande Blvd.		2 Weeks	\$76.83	\$921.96
8214 NE 44th Drive	Dublin Industrial Park	2 Weeks	\$4.09	\$49.08
CR472	from US301 to NE 52nd Drive	2 Weeks	\$660.69	\$7,928.28
CR 44A	From US 301 to Powell Road	2 Weeks	\$582.89	\$6,994.68
Total			\$3,400.00	\$40,800.00



Memorandum

To: Jeremy Hockenbury, Public Works Director

From: Thomas J. Rigwood, Asst. Public Works Director

Date: 9/29/25

Re: Inmate Crew

With the recent Inmate Crew Leader, Mr. Tony Sims, leaving employment with the City of Wildwood on October 3, 2025, it is the perfect time to review this program and determine if the city wants to continue or discontinue. Over the last 4 years, Public Works has gone through four (4) inmate crew leaders (Weedman, Whichello, Busto, and Sims), with two (2) leaving for other positions elsewhere and two (2) being terminated. The inmate program is supposed to allow for ten (10) inmates for Public Works to assist with mowing/landscape operations, but for the last two (2) years we have been limited to five (5) inmates, with Public Works receiving 2, 3 or 4 inmates daily and at times only one (1), which has not been convenient or consistent.

The inmate crew program uses City owned equipment for the work they perform. The City has two (2) passenger vans, unit 3967 (year 2010) and unit 1467 (year 2011). Each passenger van has 198,541 and 192,077 miles respectively, with each having been kept well beyond their useful life expectancy. The inmate van drives 56.2 miles per day from the Public Works facility to the Corrections facility in Bushnell, which is 11,690 miles per year (+/-) and is roughly a 35-minute commute, based on traffic. Fuel cost per year equates to \$5,701.

For FY 26, the budget includes \$20,000 to replace one (1) of the inmate vans with a used passenger van and \$10,000 to replace the mowing trailer. The Inmate Crew Leader position, currently held by Mr. Tony Sims, has an annual salary of \$61,981, including benefits.

With the information above, it was determined to look at the possibility of contracting out the mowing/landscape operations that are performed by the inmate crew. Public Works currently has four (4) contracts that provide mowing/landscape operations for city owned right-of-way, retention/detention ponds and utility sites (i.e., water treatment plants, lift stations, wastewater facility, etc.) Over the last year, Public Works has added sites to these contracts (i.e., Huey Street retention pond, Master's Street retention pond, Crestview Circle and Magnolia Street retention pond, CR 462 right-of-way, E. County Old 470 right-of-way, and Marsh Bend Trail from Reagan Road to CR 470 right-of-way). Currently, the inmate crew maintains roughly 45.18 acres, which includes right-of-way, MSC Complex retention pond, and other City owned properties. Of the

45.18 acres, Public Works would retain 14.10 acres to perform with Public Works staff, with the remaining 31.08 acres sent to contract.

With the costs associated with a new inmate crew leader position, FY 26 equipment/vehicle purchase, and fuel expense, Public Works should be able to utilize these funds to contract out the mowing/landscape maintenance activities performed by the inmate crew.

Inmate Crew Leader Position	\$61,981
Fuel Cost (Annual)	\$5,701
FY 26 – Passenger Van Replacement	\$20,000
FY 26 – Mowing Trailer Replacement	\$10,000
Total	\$97,682

Other small equipment used by the inmate crew (Zero-turn mowers, backpack blowers, weed trimmers, etc.) will be sent to Fleet Services to repurpose to the Parks & Recreation department.

I recommend that we proceed with the elimination of the inmate program and activity seek proposals from our current Mowing/Landscape contractors for the right-of-way and other specific City owned properties.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Signature Drive Improvements Project Payment Application No. 4 in the Amount of \$127,691.40

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department: Public Works

BUDGET IMPACT: Funding for this project will be allocated to 301-541-60-6306.

HISTORY/FACTS/ISSUES:

On June 23, 2025, the City Commission approved the award of the Signature Drive Improvements Project to CW Roberts Contracting, Inc. (CWR). CWR has submitted Pay Application No. 4 in the amount of \$127,691.40 for work performed through November 30, 2025. The project is currently 56% complete.

Kimley-Horn, serving as the City's consulting engineer, has reviewed Payment Application No. 4 and recommends approval.

SECTION 00622 – APPLICATION FOR PAYMENT NO.

To: City of Wildwood

Contract for: Signature Drive Improvements

For Work Accomplished through the date of: 11/30/2025

ITEM			CONTRACTOR'S Schedule of Values			Work Completed	
			Unit Price	Quantity	Amount	Quantity	Amount
See attached schedule of items.							
C.O. No.	Total	\$			\$		\$
C.O. No.		\$					

Accompanying Documentation:	GROSS AMOUNT DUE	\$	428,515.50
Schedule of Items	LESS RETAINAGE	\$	12,066.48
	AMOUNT DUE TO DATE	\$	139,757.88
	LESS PREVIOUS PAYMENTS	\$	101,571.73
	AMOUNT DUE THIS APPLICATION	\$	127,691.40

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 2 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

By: William M Joiner Digitally signed by William M Joiner
Date: 2025.11.20 15:14:37 -05'00', C.W. Roberts Contracting Inc.

Dated: 11/20/2025

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

By: Mario A Petrola Vega Digitally signed by Mario A Petrola Vega
DN: cn=Mario A Petrola Vega,
ou=Kimley-Horn and Associates Inc., c=US
Date: 2025.11.30 06:09:17-0500, ENGINEER

Date: 11/30/2025

END OF SECTION

Signature Drive Improvements

Kimley»Horn

- ☒ NO EXCEPTIONS TAKEN
- ☐ CORRECTIONS NOTED
- ☐ REJECTED
- ☐ VERIFY & MAKE CORRECTIONS
- ☐ RESUBMIT
- ☐ FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: MARIO PETROLA, P.E. Date: 11/30/25

Section 00622 – Page 1 of 1

PAY REQUEST OF CONSTRUCTION FOR

PRIME CONTRACTOR : **C. W. ROBERTS CONTRACTING, INC.**
 ADDRESS : 3660 Hartfield Rd
 TALLAHASSEE, FL 32303
 (352) 330 - 2540
 TELEPHONE :
 ATTENTION : STUART SAVOY
 EMAIL : ssavoy@cwcontracting.com
 TELEPHONE : (850) 545-4464

PROJECT NAME : Signature Drive Improvements
 OWNER : City of Wildwood
 OWNER PROJECT NO. : ITB 2025-11
 FINANCIAL PROJECT ID : N/A
 F. A. P. NO. : N/A
 ENGINEER : Kimley-Horn and Associates Inc.
 ADDRESS : 1700 SE 17th St., Ste 200
 Ocala, FL 34471
 ATTENTION : Mohammed Murad
 EMAIL : mohammed.murad@kimley-horn.com
 TELEPHONE : (352) 438-3000

CWR PROJECT NO. : 1512299
 BEGIN PAY PERIOD : 10/1/2025
 END PAY PERIOD : 10/31/2025
 PAY REQUEST NO. : 3

LINE NO.	ITEM NO.	WORK ITEM DESCRIPTION	EST. QTY.	UNIT MEASURE	UNIT PRICE	SCHEDULED VALUES	QUANTITIES OF WORK COMPLETED			VALUE OF WORK COMPLETED			% COMPLETE
							PREVIOUS	THIS APP.	TO - DATE	PREVIOUS	THIS APP.	TO - DATE	
ROADWAY IMPROVEMENTS													
1	101-1	MOBILIZATION	1.000	LS	\$83,560.15	\$83,560.15	0.750		0.750	\$62,670.11	\$0.00	\$62,670.11	75.00%
1A	1A	PAYMENT AND PERFORMANCE BOND	1	LS	\$2000.00	\$2,000.00	0.750	0.250	1.000	\$1,500.00	\$500.00	\$2,000.00	100.00%
2	102-1	MAINTENANCE OF TRAFFIC	1.000	LS	\$44,850.00	\$44,850.00	0.750		0.750	\$33,637.50	\$0.00	\$33,637.50	75.00%
3	3	AS-BUILT AND LAYOUT	1.000	LS	\$16,000.00	\$16,000.00	0.500	0.250	0.750	\$8,000.00	\$4,000.00	\$12,000.00	75.00%
4	104-10-3	SEDIMENT BARRIER (STANDARD)	745.000	LF	\$3.70	\$2,756.50	300.000		300.000	\$1,110.00	\$0.00	\$1,110.00	40.27%
5	110-1-1	CLEARING & GRUBBING, INCLUDES TREE REMOVAL	0.140	AC	\$28,000.00	\$3,920.00	0.000	0.110	0.110	\$0.00	\$3,080.00	\$3,080.00	78.57%
6	120-1	REGULAR EXCAVATION	875.000	CY	\$17.00	\$14,875.00	0.000	648.000	648.000	\$0.00	\$11,016.00	\$11,016.00	74.06%
7	120-6	EMBANKMENT	240.000	CY	\$32.00	\$7,680.00	0.000	180.000	180.000	\$0.00	\$5,760.00	\$5,760.00	75.00%
8	160-4	TYPE 'B' STABILIZATION (LBR 40) (12")	790.000	SY	\$21.00	\$16,590.00	0.000	790.000	790.000	\$0.00	\$16,590.00	\$16,590.00	100.00%
9	285-709	OPTIONAL BASE GROUP 09 (10")	545.000	SY	\$43.00	\$23,435.00	0.000	409.000	409.000	\$0.00	\$17,587.00	\$17,587.00	75.05%
10	327-70-5	MILLING EXISTING ASPHALT PAVEMENT (2" AVG DEPTH)	1733.000	SY	\$4.10				0.000	\$0.00	\$0.00	\$0.00	0.00%
11	327-70-19	MILLING EXISTING ASPHALT PAVEMENT (3/4" AVG DEPTH)	204.000	SY	\$23.00				0.000	\$0.00	\$0.00	\$0.00	0.00%
12	334-1-53	SUPERPAVE ASPHALT (TYPE SP-12.5)PG 76-22- 3.5"	21.700	TN	\$433.00	\$9,396.10	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
13	334-1-53	SUPERPAVE ASPHALT (TYPE SP-12.5)-PG76-22- 2"	260.700	TN	\$150.00	\$39,105.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
14	337-7-25	ASPHALT CONCRETE FRICTION COURSE, INC BIT, FC-5, PG 76-22- 3/4"	13.600	TN	\$1,178.00				0.000	\$0.00	\$0.00	\$0.00	0.00%
15	425-1-521	INLETS (DT BOT) (TYPE C) (<10')	1.000	EA	\$6,101.00	\$6,101.00	0.000	1.000	1.000	\$0.00	\$6,101.00	\$6,101.00	100.00%
16	425-2-41	MANHOLE, P-7 (<10')	1.000	EA	\$4,685.00	\$4,685.00	0.000	1.000	1.000	\$0.00	\$4,685.00	\$4,685.00	100.00%
17	430-175-118	PIPE CULVERT (OPTIONAL MATERIAL) (ROUND) (18") (S/CD)	470.000	LF	\$94.00								
						\$44,180.00	0.000	470.000	470.000	\$0.00	\$44,180.00	\$44,180.00	100.00%
18	430-984-125	MITERED END SECTION (OPTIONAL ROUND) (18") (SD)	2.000	EA	\$2,564.00								
						\$5,128.00	0.000	2.000	2.000	\$0.00	\$5,128.00	\$5,128.00	100.00%
19	430-830	FILLING AND PLUGGING PIPE - PLACE OUT OF SERVICE	8.000	CY	\$753.00					\$0.00	\$0.00	\$0.00	0.00%
20	520-1-10	CONCRETE CURB & GUTTER (TYPE F)	451.000	LF	\$35.00	\$15,785.00	0.000	451.000	451.000	\$0.00	\$15,785.00	\$15,785.00	100.00%
21	527-2	DETECTABLE WARNINGS	46.000	SF	\$34.00	\$1,564.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
22	570-1-2	PERFORMANCE TURF (SOD)	806.000	SY	\$8.90	\$7,173.40	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
SIGNAL IMPROVEMENTS													
23	632-7-1	SIGNAL CABLE-NEW OR RECONSTRUCTED INTERSECTION, F&I	1.000	PI	\$1,813.00					\$0.00	\$0.00	\$0.00	0.00%
24	650-1-16	TRAFFIC SIGNAL, F&I - ALUMINUM, 4 SECTION, 1 WAY	1.000	AS	\$2,860.00	\$2,860.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
25	670-5-710	TRAFFIC CONTROLLER ASSEMBLY, MODIFY ONLY - NO COMPONENTS ADDED	1.000	AS	\$3,738.00	\$3,738.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
SIGNING & MARKING IMPROVEMENTS													
26	700-1-11	SINGLE POST SIGN (F&I) (GROUND MOUNT) (<12 SF)	1.000	AS	\$1,011.00	\$1,011.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
27	700-1-12	SINGLE POST SIGN (F&I) (GROUND MOUNT) (12-20 SF)	1.000	AS	\$3,602.00					\$0.00	\$0.00	\$0.00	0.00%
28	700-3-101	SIGN PANEL (F&I) (GROUND MOUNT) (<12 SF)	1.000	AS	\$790.00	\$790.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
29	706-1-3	RETROREFLECTIVE PAVEMENT MARKER (TYPE B)	26.000	EA	\$5.65	\$146.90	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
30	710-90	PAINTED PAVEMENT MARKING (FINAL SURFACE)	1.000	LS	\$5,909.00	\$5,909.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
31	711-11-102	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (8")	0.038	GM	\$8,522.00	\$323.84	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
32	711-11-123	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (12") (FOR CROSSWALKS)	176.000	LF	\$4.55	\$800.80	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
33	711-11-124	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (18") (FOR DIAGONALS AND CHEVRONS)	127.000	LF	\$6.82				0.000	\$0.00	\$0.00	\$0.00	0.00%

LINE NO.	ITEM NO.	WORK ITEM DESCRIPTION	EST. QTY.	UNIT MEASURE	UNIT PRICE	SCHEDULED VALUES	QUANTITIES OF WORK COMPLETED			VALUE OF WORK COMPLETED			% COMPLETE
							PREVIOUS	THIS APP.	TO - DATE	PREVIOUS	THIS APP.	TO - DATE	
34	711-11-125	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24") (FOR STOP LINE AND CROSSWALK)	40.000	LF	\$9.10	\$364.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
35	711-11-141	THERMOPLASTIC (STANDARD) (WHITE) (2-4 DOTTED GUIDELINE/6/10 GAP EXTENSION) (6")	0.030	GM	\$2,954.00	\$88.62	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
36	711-11-170	THERMOPLASTIC (STANDARD) (WHITE) (ARROW)	11.000	EA	\$114.00	\$1,254.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
37	711-14-125	THERMOPLASTIC (PREFORMED) (WHITE) (SOLID) (24" FOR CROSSWALK)	121.000	LF	\$18.20	\$2,202.20	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
38	711-16-101	THERMOPLASTIC (STANDARD-OTHER SURFACES) (WHITE) (SOLID) (6")	0.257	GM	\$9,462.00	\$2,431.73	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
39	711-16-201	THERMOPLASTIC (STANDARD-OTHER SURFACES) (YELLOW) (SOLID) (6")	0.195	GM	\$9,477.00	\$1,848.02	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
40	40	NEW VALVE BOX, F&I	1.000	AS	\$477.00	\$477.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
41	41	ADJUST WATER MAIN	1.000	LS	\$15,363.00	\$15,363.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
42	42					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
43	43					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
44	44					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
45	45					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
46	46					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
47	47					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
48	48					\$0.00	0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
CONTRACT AMOUNT						\$428,515.50				\$106,917.61	\$134,412.00	\$241,329.62	
INITIAL CONTINGENCY													
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
INITIAL CONTINGENCY TOTAL						\$0.00				\$0.00	\$0.00	\$0.00	
FUEL AND BITUMINOUS ADJUSTMENTS													
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
FUEL AND BITUMINOUS ADJUSTMENTS TOTAL						\$0.00				\$0.00	\$0.00	\$0.00	
Change Orders													
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
							0.000		0.000	\$0.00	\$0.00	\$0.00	0.00%
CHANGE ORDERS TOTAL						\$0.00				\$0.00	\$0.00	\$0.00	
PRESENT CONTRACT AMOUNT						\$428,515.50				\$106,917.61	\$134,412.00	\$241,329.62	56.32%

William
M Joiner

Digitally signed by
William M Joiner
Date: 2025.11.20
15:15:19 -05'00'

ORIGINAL CONTRACT AMOUNT :	\$428,515.50
CHANGE ORDERS (), (), () :	\$0.00
FUEL & BIT ADJUSTMENTS :	\$0.00
PRESENT CONTRACT AMOUNT :	\$428,515.50
EARNINGS TO - DATE :	\$134,412.00
LESS RETAINAGE :	(\$6,720.60)
LESS PREVIOUS AMOUNT PAID :	(\$101,571.73)
NET DUE THIS REQUEST :	\$127,691.40

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Community Center HVAC Replacement Project Payment Application No. 3 in the Amount of \$224,547.77

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department: Public Works

BUDGET IMPACT: Funding for the project has been allocated to account 301-541-60-6304.

HISTORY/FACTS/ISSUES:

The Community Center New HVAC Project was approved by the City Commission and awarded to Holiday Enterprise Heat & Air (Holiday) on December 13, 2024. Holiday has submitted Payment Application No. 3 in the amount of \$224,547.77 for work performed through November 30, 2025. The project is currently 95% complete.

Kimley-Horn, serving as the City's consulting engineer, has reviewed Payment Application No. 3 and recommends approval.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
City of Wildwood
100 N. Main St
Wildwood, FL 34785
FROM CONTRACTOR:
Holiday Ent. Heat & Air, Inc
3605 Parkway Blvd
Leesburg, FL 34748

PROJECT:
Wildwood Community Center HVAC Upgrades
6500 Powell RD
Wildwood, DL 34785
VIA ARCHITECT:

APPLICATION #: 3
PERIOD TO: 11/30/25
PROJECT NOS:

Distribution to:

☐	Owner
☐	Const. Mgr
☐	Architect
☐	Contractor

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM-----	\$	554,300.00
2. Net change by Change Orders-----	\$	38,571.41
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	592,871.41
4. TOTAL COMPLETED & STORED TO DATE-\$		564,935.41

(Column G on Continuation Sheet)

5. RETAINAGE:

a. 10.0% of Completed Work \$ 56,493.54
(Columns D+E on Continuation Sheet)

b. 10.0% of Stored Material \$
(Column F on Continuation Sheet)

Total Retainage (Line 5a + 5b or

Total in Column 1 of Continuation Sheet----- \$ 56,493.54

6. TOTAL EARNED LESS RETAINAGE----- \$ 508,441.87
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)----- \$ 283,894.10

8. CURRENT PAYMENT DUE----- \$ 224,547.77

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 84,429.54

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$38,571.41	
Total approved this Month		
TOTALS	\$38,571.41	
NET CHANGES by Change Order	\$38,571.41	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

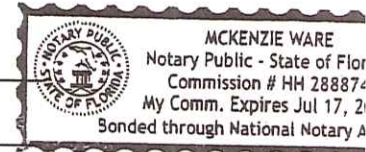
CONTRACTOR:

By: _____ Date: 11/20/25

State of: Florida
County of: Lake

Subscribed and sworn to before
me this 20th day of November 2025

Notary Public: Mckenzie Ware
My Commission expires:



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$ 224,547.77
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: 11/24/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 2 of 2 Pages

PROJECT:

Wildwood Community Center HVAC Upgrades

6500 Powell RD

Wildwood, DL 34785

APPLICATION NUMBER: 3

APPLICATION DATE: 11/20/25

PERIOD TO: 30-Nov-25

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	Material-								
2	Trane HVAC Equipment	123,630.00	123,630.00			123,630.00	100%		12,363.00
3	HVAC Equipment Accessories	38,900.00	11,114.00	24,000.00		35,114.00	90%	3,786.00	3,511.40
4	Refrigerant Piping	49,400.00	37,000.00	12,400.00		49,400.00	100%		4,940.00
5	Condensate Piping	5,300.00	1,200.00	4,100.00		5,300.00	100%		530.00
6	Duct modifications	17,100.00	4,885.00	12,215.00		17,100.00	100%		1,710.00
7	Air Distribution	23,200.00	22,000.00	1,200.00		23,200.00	100%		2,320.00
8									
9	Labor-								
10	Replacement of HVAC equipment	46,600.00	13,314.00	33,286.00		46,600.00	100%		4,660.00
11	Refrigerant Piping	26,240.00	19,500.00	6,740.00		26,240.00	100%		2,624.00
12	Condensate Piping	3,600.00	600.00	3,000.00		3,600.00	100%		360.00
13	Project Management/ Supervision	24,960.00	12,000.00	9,500.00		21,500.00	86%	3,460.00	2,150.00
14	Startup	4,700.00	1,400.00	2,900.00		4,300.00	91%	400.00	430.00
15	Air Distribution	18,800.00	17,000.00	1,800.00		18,800.00	100%		1,880.00
16									
17	Subcontractors-								
18	Controls	76,400.00		65,000.00		65,000.00	85%	11,400.00	6,500.00
19	Electrical	53,690.00		48,500.00		48,500.00	90%	5,190.00	4,850.00
20	Test and Balance	16,200.00		12,500.00		12,500.00	77%	3,700.00	1,250.00
21	Concrete- Demo/ Pad extensions	9,440.00	9,440.00			9,440.00	100%		944.00
22									
23	Bond Fee	16,140.00	16,140.00			16,140.00	100%		1,614.00
24									
25	Change Orders								
26	CO 1- Switch to Trane	37,002.52	24,646.00	12,356.52		37,002.52	100%		3,700.25
27	CO 2- Core Drilling	1,568.89	1,568.89			1,568.89	100%		156.89
28									
	SUBTOTALS PAGE 2	592,871.41	315,437.89	249,497.52		564,935.41	95%	27,936.00	56,493.54

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Canan Oaks Developer's Agreement

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached developer's agreement is between the City of Wildwood and ACM Orlando Properties, LLC. The project will consist of 414 detached single-family dwelling units, a residential complex proposal with associated amenities, and infrastructure.

The project will be served by City of Wildwood water and wastewater. Terms of payment of the system development charges (SDCs) are outlined in the agreement. The developer needs an estimate of 414 water and sewer ERUs for the Canan Oaks project. They would like to proceed with a reservation at this time before the impact fees increase, which will be effective January 1, 2026.

SDC fees are not reserved by the City on speculation, and such reservation may be rescinded by the City if significant progress on construction of the applicable phase of the Developer's project on the property is not made within twenty-four (24) months of the date the initial SDC fee (or portion thereof) was paid by the Developer. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement. Additionally, the developer may not transfer any reserved water or wastewater capacity without written permission from the City.

Terms of this agreement were developed and finalized in consultation with the utilities department, city engineer, and city attorney.

**DEVELOPER'S AGREEMENT
BETWEEN THE CITY OF WILDWOOD AND
ACM ORLANDO PROPERTIES, LLC
(CANAN OAKS)**

This agreement, effective this ____ day of _____, 2025, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and ACM Orlando Properties, LLC (hereinafter called "Developer").

RECITALS

WHEREAS, Developer's Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property described on the attached Exhibit "A" (the "Property");

WHEREAS, Developer's proposed development locally known as Canan Oaks requires access to water, wastewater, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, and other municipal services to the Property;

WHEREAS, the parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, and other municipal services for the Property;

WHEREAS, This Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement; and

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on _____;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the above Recitals are true and correct, and incorporate their terms and provisions herein for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.
2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:
 - A. ***“Agreement”*** – This Developer’s Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions.
 - B. ***“Connection Fee”*** – Those charges of the City for a customer’s proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.
 - C. ***“County”*** – Sumter County, Florida, a political subdivision of the State of Florida.
 - D. ***“Developer”*** – ACM Orlando Properties, LLC, and its successors, and assigns in interest, and/or title, including any Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.
 - E. ***“Equivalent Residential Unit”*** – As defined by City Ordinance, also referred to in this Agreement as “ERU.” The term “Equivalent Residential Connection,” also referred to as “ERC,” is synonymous with “ERU.”
 - F. ***“Homeowners/ Property Owners’ Association”*** – A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, common area improvements located on the Property, including but not limited to open space, entry features, amenities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners’ Association for such purposes, and to convey to the Homeowners’ Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners’ Association will, by execution of an appropriate agreement with City, assume the Developer’s responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.
 - G. ***“Party” or “Parties”*** – Refers to either Developer or City, or (as applicable) to both Developer and City.

- H. ***“Property”*** – The real property described on attached Exhibit “A.”
- I. ***“Significant Progress”*** – The Developer will have achieved substantial progress under the terms of this Agreement when storm water basins, roadway bases, curbs and underground utilities have been completed or are under construction pursuant to a valid Permit (or Permits) issued by City for such work.
- J. ***“System Development Charge”*** – Those charges by City for a customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an “SDC” or “SDC Fee.”
- K. ***“Transmission Fee”*** – The portion of the SDC that represents the customer’s proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.
- L. ***“Treatment Fee”*** – The portion of the SDC that represents the customer’s hydraulic share of the facilities required to service that customer.
- M. ***“Water Management District” or “SWFWMD”*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. **Developer’s Obligations.**

A. **System Development Charges and Capacity.**

1. **SDC Fees.**

- a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.
- b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on attached Exhibit “B.”
- c) The wastewater SDC Fee shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays

the applicable SDC Fee. The calculations for the wastewater SDC Fee components are shown on attached Exhibit "B."

3.A.1.c.1. Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.

- d) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU's) approved for a reservation of capacity as indicated on attached Exhibit "B." One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.
- e) Water and wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.B.2; the water and wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.B.2.
- f) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. Payment Schedule.

- a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in attached Exhibit "C."
- b) Developer must proceed with due diligence toward the use of all connections.
- c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Progress on construction of the applicable phase of Developer's project on the Property is not made within twenty four (24) months of the date the

initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Progress may be extended pursuant to the provisions of this Agreement concerning "Force Majeure".

- d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:

3.A.2.d.1. Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.

3.A.2.d.2. This Developer's Agreement, and all attachments, must be fully executed by Developer and City.

- e) 50% of the SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.
- f) Capacity is reserved for a particular location, and assumes that City will be prepared to serve that capacity according to the agreed-upon availability schedule at that location and no other.
- g) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

- 3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D," and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.
- 4. City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase 414 water ERU's and 414 wastewater ERU's. These will be available at the times listed on Exhibit "D."
- 5. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof,

such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section. Use of water or transfer of capacity shall not deem the Developer as a provider or purveyor of water.

6. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of payment. Developer acknowledges that the City has implemented price increases to its current SDC Fees beginning January of 2026.
7. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

4. Developer's Responsibility.

- A. Developer or any Homeowner's/Property Owner's Association that may be created is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.
- B. Developer shall be responsible for establishing any necessary easements across the Developer's property at locations mutually agreeable by both of the parties through a separate agreement.

5. City's Responsibility.

- A. The City shall be responsible for the water and wastewater service lines from the City's side of the water meter and for the wastewater service as set forth in the City's code or regulations.
- B. After completion of construction of the water and wastewater systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water and wastewater systems within the right-of-way, including service lines, lift stations, and pump stations.
- C. The City shall be responsible for costs associated with the recording of this document in the Sumter County Public Records.

6. Miscellaneous Terms.

- A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

- B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.
- C. Developer, any Homeowners Association created for the Property, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, unless otherwise modified by a Planned Development Agreement.
- D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide. Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and five feet (5') wide along side lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

7. General Provisions.

- A. **Notices.** With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:
 - 1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or
 - 2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY: City of Wildwood
Attn: Melanie Strickland
Development Services Director
100 N. Main Street
Wildwood, FL 34785

With Copy To: Ashley S. Hunt, Esq.
Hunt Law Firm, P.A.
109 E. Main Street
Leesburg, FL 34748

With Copy To: City of Wildwood
Attn: Jason Martin
Utilities Deputy Director
100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPER: ACM Orlando Properties, LLC
Attn: Nalluru C. Murthy
390 Vista Oak Dr.
Longwood, FL 32779

With Copy To: Jim Wade, Esq.
WADELAW, PA
116 Bushnell Plaza
Bushnell, FL 33513

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

- B. Negation of Partnership.** None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.
- C. Not a Public Dedication.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically

provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

D. Default Provisions.

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.
2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.
3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.
4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third Party Parcel, the right of City to withhold Permits upon a default by Owner shall not extend to City Permits pending

or to be issued with respect to a successor owner of such Third Party Parcel.

E. Estoppel Statements.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:
 - a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.
 - b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).
 - c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.
 - d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.
 - e) That there are no stoppages specifically directed to the Property, or a specific parcel therein (as applicable based upon the request), which would affect the right to procure development orders, building permits, or certificates of occupancy or other development approvals as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it

to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

- F. **Litigation.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.
- G. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.
- H. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.
- I. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.
- J. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.
- K. **Successors and Assigns.**
 - 1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.
- L. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.
- M. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.
- N. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.
- O. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.
- P. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.
- Q. **Recordation.** This Agreement shall be recorded in the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND ACM ORLANDO PROPERTIES, LLC

**CITY OF WILDWOOD, FLORIDA, a
Florida Municipal Corporation**

By: _____

Title: _____

Date: _____, 2025

*APPROVED AS TO FORM AND
LEGALITY:*

ATTEST:

CITY ATTORNEY

Jessica Barnes, CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2025.

DEVELOPER'S AGREEMENT
BETWEEN CITY OF WILDWOOD AND ACM ORLANDO PROPERTIES, LLC

AMC ORLANDO PROPERTIES, LLC, a
Florida limited liability company

By: _____
Its: _____

Date: _____, 2025

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization by _____, as _____ of AMC Orlando Properties, LLC, a Florida limited liability company, who is:

_____ Personally known by me, OR
_____ Produced a driver's license as identification.

Dated: this _____ day of _____, 2025.

Print Name: _____
Notary Public, State of Florida
Commission number: _____
Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recital C	Legal – Property
B	3.A.1	Calculation – Water and Wastewater SDC Fees
C	3.A.2	Calculation – Due Schedule
D	3.A.4	Utility Connection Availability Schedule

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

(PARCELS 1-3 PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1492095A1)

PARCEL 1:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. (LESS RIGHT-OF-WAY FOR COUNTY ROAD 466.)

PARCEL 2:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A 30 FOOT SQUARE IN THE SOUTHWEST CORNER, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466, LESS BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, RUN EAST 221.5 FEET (223.5 FEET), SOUTH 390 FEET, WEST 223.5 FEET, NORTH 390 FEET TO THE POINT OF BEGINNING, AND THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A 30 FOOT SQUARE IN THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:

(PER COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1523166)

THE WEST 1/2 OF SE 1/4 LESS THE SW 1/4 OF NW OF SE 1/4 AND LESS THE NW 1/4 OF SW 1/4 OF SE 1/4 AND LESS THE SW 1/4 OF SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: CANAN OAKS

1) WATER:

- a) One (1) water SOC due for every water connection EAU reserved
 - b) Number of water ERU's reserved = 414
 - c) Number of water SDC's due = 414
 - d) Charge per water SOC for this project = \$ 1,888.00
 - e) TOTAL water SOC charges due **\$1,888.00 X 414 = \$781,632.00**
-

2) WASTEWATER:

- a) One (1) wastewater SOC due for every wastewater connection EAU reserved
 - b) Number of wastewater ERU's reserved = 414
 - c) Number of wastewater SDC's due = 414
 - d) Charge per wastewater SOC for this project = \$ 3,298.00
 - e) TOTAL water SOC charges due **\$3,298.00 X 414 = \$1,365,372.00**
-

- 3) TOTAL DUE (WATER AND WASTEWATER):**
\$781,632.00 + \$1,365,372.00 = \$2,147,004.00

Developer:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY
SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: CANAN OAKS

WATER SDC FEE: Check One

a) Inside City, or, Pre-Annexation \$1,888.00 ☒

or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested = 414

TOTAL water SDC fee = \$1,888.00 x 414 = **\$781,632.00**

DUE SCHEDULE:

First 50% \$390,816.00

Second 50% \$390,816.00

WASTEWATER SDC FEE: Check One

a) Inside City, or, Pre-Annexation \$3,298.00 ☒

or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 250 gallons per day

Number of water connections (ERU's) requested = 414

TOTAL water SDC fee = \$3,298.00 x 414 = **\$1,365,372.00**

DUE SCHEDULE:

First 50% \$682,686.00

Second 50% \$682,686.00

Developer:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____ days without the execution of a Developer's Agreement			

City of Wildwood

Exhibit "D"

100 N. Main Street
Wildwood, FL 34785 - 352.330.1330

DEVELOPER UTILITY CONCURRENCY **REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE**

Project Name: Canan Oaks Subdivision Project

YEAR 2025	1st QTR. '25 ERU's Needed	2nd QTR. '25 ERU's Needed	3rd QTR. '25 ERU's Needed	4th QTR. '25 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____
YEAR 2026	1st QTR. '26 ERU's Needed	2nd QTR. '26 ERU's Needed	3rd QTR. '26 ERU's Needed	4th QTR. '26 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____
YEAR 2027	1st QTR. '27 ERU's Needed	2nd QTR. '27 ERU's Needed	3rd QTR. '27 ERU's Needed	4th QTR. '27 ERU's Needed
WATER	_____	_____	200	214
WASTEWATER	_____	_____	200	214
REUSE	_____	_____	_____	_____
YEAR 2028	1st QTR. '28 ERU's Needed	2nd QTR. '28 ERU's Needed	3rd QTR. '28 ERU's Needed	4th QTR. '28 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____
YEAR 2029	1st QTR. '29 ERU's Needed	2nd QTR. '29 ERU's Needed	3rd QTR. '29 ERU's Needed	4th QTR. '29 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE	_____	_____	_____	_____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Wildwood Assembly of God Reuse Easement Agreement

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached easement agreement is between the City of Wildwood (Grantee) and Wildwood Assembly of God, Inc. (Grantor).

The City of Wildwood desires a utility easement across the property for placement of reuse, water, and wastewater lines on the owner's property. In consideration of the utility easement, the City has agreed to give the Grantor credit for three (3) water and three (3) wastewater ERUs, which make a total of three (3) SDC credits for the Wildwood Assembly of God.

The three (3) SDC credits shall be assigned as follows: two (2) SDC credits shall be assigned to Lot 4 of the Wildwood Oaks Plat and one (1) SDC credit shall be assigned to Lot 5 of the Wildwood Oaks Plat. Additionally, the City will provide a potable water service and sanitary sewer service line by means of a force main to the property line. The maximum water and sanitary sewer service size will be 2". The city will not be responsible for the installation of Grantor's pump station(s).

Terms of this agreement were developed and finalized in consultation with the utilities department, city engineer, and city attorney.

Melanie Strickland, AICP, CPM
Development Services Director

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement made and entered into by and between WILDWOOD ASSEMBLY OF GOD, INC., a Florida not for profit corporation(hereinafter “Grantor”) whose mailing address is 1308 Cleveland Ave., Wildwood, Florida 34785 and the CITY OF WILDWOOD, Florida, a Florida municipal corporation (hereinafter called “Grantee”) whose mailing address is 100 N. Main Street, Wildwood, Florida 34785.

WITNESSETH:

WHEREAS, the Grantee is a regional water and wastewater provider; and

WHEREAS, the Grantor is the Owner of the real property noted on the Wildwood Oaks Plat as Lots 4 and 5.

WHEREAS, Grantee desires a utility easement across the property as described in Exhibit “A” for placement of reuse, water and wastewater lines on the Owner’s property; and

WHEREAS, Grantee has agreed to give Grantor credit for three (3) water and three (3) wastewater ERUs, which make a total of three (3) SDC credits for the Grantor.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of the Grantor and Grantee and other good and valuable consideration, the City and the Owner covenant and agree with each other as follows:

1. In consideration for the utility easement granted on the plat known as Wildwood Oaks, the Grantee hereby grants to Grantor credit for three (3) water and three (3) wastewater ERUs, which make a total of three (3) SDC credits for the Grantor.
2. The three (3) SDC credits shall be assigned as follows: two (2) SDC credits shall be assigned to Lot 4 of the Wildwood Oaks Plat and one (1) SDC credit shall be assigned to Lot 5 of the Wildwood Oaks Plat.
3. Additionally, the City will provide a potable water service and sanitary sewer service line by means of force main to the property line. The maximum water and sanitary sewer service size will be 2". The city will not be responsible for the installation of Grantee’s pump station(s).

4. Grantor shall execute the Wildwood Oaks Plat attached hereto as Exhibit "B".
5. This Agreement contains the entire understanding between the parties hereto with respect to the easement referenced herein.
6. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida, with venue in Sumter County, Florida.
7. The Grantee, at its expense, shall record this Easement Agreement in the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed this which shall be effective this ____ day of _____, 2025.

For Grantor:

WITNESSES:

Wildwood Assembly of God, Inc., a
Florida not for profit corporation

(Signature)

By: _____
Its: _____

(Signature)

For Grantee:

ATTEST

THE CITY OF WILDWOOD

City Clerk

Mayor Ed Wolf

SKETCH: PARCEL G05-125 (EASEMENT) SKETCH FOR DESCRIPTION (NOT A BOUNDARY SURVEY) REVISED 10/20/2025 NORTH LINE OF THE SE 1/4 OF SECTION 5-19-23 COUNTY ROAD 466-A SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466-A PARCEL G05-183 ORB 4853, PG 583 EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5-19-23 PARCEL G05-125 OWNER: WILDWOOD ASSEMBLY OF GOD, INC. WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5-19-23 NORTH RIGHT OF WAY LINE OF BROKEN OAK DRIVE BROKEN OAK DRIVE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5-19-23 NOT INCLUDED 15.00' 210.00' 435.00' EXHIBIT " " SHEET 1 OF 1 NORTH 0 100 200 1 inch = 200 feet LEGAL DESCRIPTION THAT PORTION OF THE WEST FIFTEEN (15) FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4853, PAGE 583, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND NORTH OF THE NORTH RIGHT OF WAY LINE OF BROKEN OAK DRIVE. LEGEND: LB = LICENSED BUSINESS (R) = RADIAL Δ = CENTRAL ANGLE R = RADIUS L = ARC LENGTH CB = CHORD BEARING CH = CHORD LENGTH ORB = OFFICIAL RECORDS BOOK PG = PAGE KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER Kaye M. Jameson 10/23/25 KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 5912 JOB SP2025.03605 1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY. 2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CFB SURVEYING 4450 NE 83RD ROAD - WILDWOOD, FL 34785 (352) 748-3126 LB#498

SKETCH:
PARCEL G05-125
(EASEMENT)

SKETCH FOR DESCRIPTION (NOT A BOUNDARY SURVEY)

REVISED 10/20/2025

NORTH LINE OF THE SE 1/4
OF SECTION 5-19-23

COUNTY ROAD 466-A

SOUTH RIGHT OF WAY LINE
OF COUNTY ROAD 466-A

PARCEL G05-183
ORB 4853, PG 583

EAST LINE OF THE
NW 1/4 OF THE
SE 1/4 OF
SECTION 5-19-23

PARCEL G05-125
OWNER: WILDWOOD
ASSEMBLY OF GOD, INC.

15.00'

WEST LINE OF THE EAST 1/2
OF THE NW 1/4 OF THE SE 1/4
OF SECTION 5-19-23

NORTH RIGHT OF WAY LINE
OF BROKEN OAK DRIVE

BROKEN OAK DRIVE

SOUTH LINE OF THE
NW 1/4 OF THE
SE 1/4 OF
SECTION 5-19-23

NOT INCLUDED

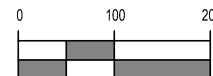
210.00'

435.00'

EXHIBIT " "
SHEET 1 OF 1



NORTH



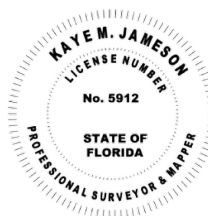
1 inch = 200 feet

LEGAL DESCRIPTION

THAT PORTION OF THE WEST FIFTEEN (15) FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4853, PAGE 583, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND NORTH OF THE NORTH RIGHT OF WAY LINE OF BROKEN OAK DRIVE.

LEGEND:

LB = LICENSED BUSINESS
(R) = RADIAL
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
ORB = OFFICIAL RECORDS BOOK
PG = PAGE



Kaye M. Jameson 10/23/25

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.03605

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Sumter County Dragon Boat Club Presentation

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

At the October 27, 2025 City Commission meeting, Donald Lies, President of the Sumter County Dragon Boat Club, presented a proposal to the City Commission to utilize Lake Deaton for a children's dragon boat program in which the SCDBC would be allowed to park the dragon in the park at no cost to the City. Following the presentation, Commissioner Joe Elliott requested that the proposal be brought back before the Commission for further consideration. An informational packet and supporting materials are attached for the Commission's review.

Jason McHugh
City Manager
Wildwood, Florida

October 30, 2025

Dear Jason,

I would like to be added to the city council meeting agenda on December 8.

I will be asking the council to grant the Sumter County Dragon Boat Club the right to store our boats on the east lawn back near the trees at Lake Deaton Park.

This is important because the weight and length of these non-motorized boats make them awkward to trailer to and from the park.

Our club's declared charity commitment is the youth of Sumter County. Specifically those at Wildwood and South Sumter HS.

We have already presented to the principals and school board administration that we will create an after-school community program for all students that wish to participate.

We will provide **(at no cost to the students or schools)** all supervision, training, boats, equipment, nourishment snacks and team jerseys for the students as they learn dragon boating and race in a local community regatta. We are offering a spring and fall season.

We believe this experience will help the underserved children, by giving them the opportunity to belong to a team, learn self-actualization, build friendships and participate in healthy physical activity.

Dragon Boating will create lasting memories and positive growth-lessons they will carry with themselves for the rest of their lives.

In addition we will provide the same opportunity for all adult residents as well as those over 70. There are no residency, age, skill or disability limitations within our club. And we are not affiliated with the Villages.

I would like to share our value proposition to the council, how our dragon boat club will benefit all the citizens, and help more individuals experience and respect the pristine jewel of a resource which is Lake Deaton. A jewel which must be shared to appreciate.

Sincerely,



Donnie Lies

President

Sumter County Dragon Boat Club

Donald.lies@gmail.com

-/-

**Sumter County Dragon Boat Club
Presentation Data Points
For The
Wildwood City Council Meeting
December 8**

v1.1

These are the primary data points for our request to park our dragon boats on the lawn at Lake Deaton. Collectively we have over 35 years of experience, in all facets of watercraft operation, on-the-water management, property maintenance and natural resource stewardship.

I am providing the answers, for your benefit, to questions that I anticipate you must have, to make an informed decision. I will provide additional responses as you request.

STORAGE OF THE BOATS

- Each dragon boat is @ 40 ft. long. And very narrow (3-4.5 ft) They are non motorized, silent and non polluting.
- They sit on a small sled with plastic wheels so they can be rolled into and out of the water.
- They are pulled to and from the water by the team members. Each boat weighs 400-500+ lbs, so it takes 8-10 strong individuals to move it properly.
- **We cannot load them onto a street- legal trailer without serious difficulty.** Unlike a fishing or recreational boat whose frame is designed to be towed on to a trailer. These hulls are very thin and delicate. They cannot be towed and must be lifted by hand up and on to a trailer. (specialized cranes can also lift the boat). It would take 8-12 strong people to safely lift a dragon boat to chest high and maneuver onto a specialized hull-ready trailer.
- **Students would NOT be able to lift and load or unload the boats. So safety becomes a key issue. If they cannot be stored there is a chance the students (youth) would lose this opportunity**
- **So we need to leave (park) the boats out of the way, on the grass when not in use.**

SPACE REQUIRED

- We will only need a small space on the grass of 30x45 ft.
- We do NOT need a paved surface or shelter. The grass surface and our boat covers will do

VANDALISM or THEFT LIABILITY

- We are insured and responsible for our boats and equipment

SCHEDULE & DOCK USAGE

- **ON THE WATER TIME:** We usually practice early in the morning. Normally at sun up, *and for a full session which lasts 1 hour.*
- We plan to practice 3-4 days a week.
- A typical week of “on the water time” would be 10-14 hours. **This is important: This is time on the lake paddling silently not tied to the dock!!**
- **DOCK TIME:** we put a boat on the water (they never stay in the water tied to the dock) . It takes only 10-12 minutes to tie up, load and push off. The same is true when we unload and pull the boat from the water and roll it back to the grass,
- So on an average day the boat may be at the dock for up to 20-46 minutes.

PARKING

- Parking was brought up as a problem at Lake Miona. Why? Up to 10 teams used the lake and one ran a for profit school there tying up all available parking
- **Only the Sumter County Dragon Boat Club will use Lake Deaton (the Villages have their own lakes). We do not rent our boats to other teams.**
- We are proposing that ALL dragon boaters will park behind the signs (the city could provide these) designating where fisherpeople, casual boaters etc park. The dragon Boaters will NOT be parking on the blacktop parking area or up at the dock.
- We will park on the grass towards the park entrance. On average we will have 10-25 cars parking on the grass as designated.
- **The club WILL enforce the parking with fines**

CLEANLINESS AND RESPECT OF OUR LAKE

- We like those who use the lake now, see it as a beautiful body of water and nature gift
- **The club WILL adhere to all rules regarding the policing of the area to keep it pristine and clean.**
- If the city does not provide waste containers, the club will collect all debris that may accumulate when the youth and regular paddlers use the park
- If there are protocols the city would like us to develop for dragon boat use, we are there to help
- We will adhere to any noise ordinance

COSTS AND EXPENSES TO THE CITY

- **We require NO investment in new or improved infrastructure.** The park, dock, bathrooms, lighting and front gates are sufficient
- We would encourage the city to print parking signs to help all visitors to the park adhere to the "best parking standards"

SUMMARY

- Our boats meet all state and county requirements so we can and will use Lake Deaton starting in January 2026 (our dragon boat model is being used on 12+ lakes currently in central and south Florida)
- We require no investment from the city, We will respect and enhance the cleanliness of the park
- We will enforce all parking rules
- We will be respectful of other users of the park, dock and lake. We are experienced boaters with all types of watercrafts
- If we can be of any service to the city, at any time, please ask.
- **"We believe in sharing a jewel of a natural resource, by teaching others how to enjoy it, as well as protect it. This is the mission of all stewards and users. And by doing this we can transfer these valuable lessons to our youth, who will now, become more aware of the gift of stewardship" That is our responsibility as elected officials and club leaders. We must always share, teach and lead.... always"**

Respectfully, Donnie Lies

THE SCDBC AGREEMENT 2026

December, 8, 2026

The Sumter County Dragon Boat Club (SCDBC the Club) is committed to achieving the following objectives in fy 2026, upon the approval of the City of Wildwood Council to allow the club to store its boats on the grass, under a tree at Lake Deaton Municipal Park.

We call this best effort commitment for 2026, **THE AGREEMENT** which encompasses the following:

- The Club will create a combined Dragon Boat Community team for the Wildwood HS and South Sumter HS, (or one for each school depending upon participation)
- The Community Team will be an afterschool program that coordinates with the school (s) administrations completely, and adheres to all requirements, and stipulations requested by the schools administrations to guarantee the proper interaction and safety of the participating children
- The Club will recommend a spring and fall season, for the community teams to be active. The seasons would run approximately 6-8 weeks culminating in the participation in a local racing regatta.
- The club will provide ALL training, coaching and supervision of the student-paddlers (SP)
- Each school will provide a counselor or liaison to be present at all practices and interactions with the Student Paddlers
- The liaison may review ALL materials and training plans for content before they are offered to the Student Paddlers
- All meetings with the Student Paddlers will be conducted at the respective school, or at Lake Deaton Municipal Park. The schedule for all meetings and practices will be provided to the liaison (for approval) well before the event date
- The Student Paddler will be provided with safe transportation to and from the school property to the practice site. The schools can set the procedure for accounting for all Student Paddler's attendance and transportation
- At practices on the water the Student Paddler will be required to:
 - Have a waiver signed by a responsible parent or guardian
 - Wear the US Coast guard approved life jacket (at all times) while in a club boat or on the water.
 - The SP will have to attend two safety practice sessions before they will be allowed in a club boat
 - The club will have a certified safety officer at all practices

- The Club will enter the Community Team in a local season ending regatta
 - *Each Student Paddler will be given, to keep, their own team racing jersey*
 - Food and Drinks will be provided at ALL practices as well as the regatta
 - All gear necessary for the Student Paddler to practice and race will be provided. This includes, paddle, seat cushion, life jacket and hat (t-shirt and gloves if necessary)
 - The plan is for 6 practices (one per week) plus the regatta in the initial Spring 2026 season
 - The 1st two would be in a classroom or sit-down area. The SP would learn about the sport, watch videos and become comfortable with the gear and boats while on dry land
 - Four practices would be held on the water at Lake Deaton
 - A day of the week would be set by the liaison and Club for conducting the practices
 - Excluding transportation, a practice would last @ 60-75 minutes
 - As interest builds in the sport with the students, we will expand the practice frequency and racing choices.
 - The club will offer a year round practice and racing opportunity to those students that want to dedicate the time and effort. They can remain with the club as “ Adult Paddlers” after graduation
-
- **ALL EXPENSES, FOR THE GEAR, NON-SCHOOL PROVIDED TRANSPORTATION, FOOD & DRINKS, JERSEYS, ENTRANCE FEES FOR EACH REGATTA, WILL BE PAID FOR BY THE SUMTER COUNTY DRAGON BOAT CLUB. THE SP WILL NOT BE REQUIRED TO PAY ANY FEES OR PARTICIPATION DUES**
-
- The Club has a **NO CUT** policy for the Community Team. If the Student Paddler attends each practice they will remain on the team regardless of their skill-set
 - All SP will be treated with respect and dignity
 - If for some reason (physical, such as size/ weight or emotional, such as fear of water) and the wish to “belong” we will create the position of “ assistant team support-paddler” so they can remain and benefit with the others
 - All of the Clubs personnel that will have any contact with the SP agree upon request to submit to a background check

Summary

The Club's Founders believe that working with these students will yield positive results. The experience that Dragon Boating delivers is so powerful at many levels because it combines and requires each Student Paddler to cooperate with each other, to support the group (those 11-22 paddlers in the boat) and to train, so they can paddle in unison with the others on the boat. To put TEAM ahead of themselves and to look out and help those weaker than themselves.

Participating will often give the paddler a feeling of accomplishment, self- worth, achievement, added skills to accept positive team building, supervision and finally a feeling of belonging...Being needed.

The Student Paddlers are not necessarily the tallest, strongest or best athletes. They ARE the average child, handicapped, sometimes socially immature, poor communicators and under achievers. We've also seen children who are classified as " bullies" find a way to dial it back and feel comfortable fitting in.

Attracting Students

- ***The Club will conduct one or more Faculty Information Rallies*** in January-February to help the faculty get " on board".
- ***Then the Club will conduct 1-2 Student Rallies*** to generate interest and participation. Pizza and drinks will be provided as well as gear and some type of free give away as a draw
- The Club assumes the enrollment for the Spring 2026 season will be light. 10-20 students
- By fall 2026 and future seasons we will see a significant increase in participation (50-75+) as other students and faculty will have heard about the positive (fun) activities and thrills of DB racing in regattas via Facebook and YouTube video postings

IN CLOSING

- We Need Your Help. We need a lake to float our dragon boats and practice upon.
- And it must be accessible to the schools.
- It needs to be as close as possible to where the students live
- The Sumter County Dragon Boat Club is NOT part of the Villages. It is an independent club that is open to all students, adults and seniors in the county and nearby.
- We cannot use any of the Village lakes. And Lake Miona is too far for the students
- ***We currently have no lake.***
- In January we will begin to use Lake Deaton for practices only. Not regattas will ever be scheduled there.

- A dragon boat is 40 feet long and very narrow. They are non-motorized, non-polluting and powered by its paddlers
- The boats are too heavy for children and most adults to lift. At 450-600lbs each, it takes a minimum of 8-12 adults to lift one boat. If they can lift it!
- So the boats need to be stored on land and rolled into the lake on a wheeled dolly-sled for each practice. Nationally and internationally, all Dragon boats remain at the lake they serve.

Therefore we need the Wilwood City Council to vote YES on December 8th, that we can park our boats out of the water, on the grass under a tree. That's it.

We will be using the lake starting in January for practices, as our dragon boats comply with the published State and County water craft requirements.

But we need the city to approve the parking of the boats, because they oversee the supervision of the park.

The City has NO financial obligations or commitments by approving this simple request.

The school community dragon boat teams and this wonderful and ongoing experience is contingent upon as YES vote by the commissioners.

Your help in achieving the YES vote will truly be appreciated. The ROI is immeasurable.

Thank you.

The SCDBC Founders v1.1



November 11, 2025

Jason F. Mc Hugh, Wildwood City Manager
City Hall, 100 N. Main Street
Wildwood, FL 34785

Dear Jason:

As part of the process to gain approval for the Sumter County Dragon Boat Club to park their boats on the grass under a tree at the Lake Deaton park, we agreed it would be beneficial for the council to know more about our club and the people involved in its creation.

We are a nonprofit organization with seven founders who are all retirees who live in Sumter County. We are all accomplished dragon boaters with a combined 47 years of dragon boating experience, with extinguished careers, who raised families and believe in the service above self. We all "made it to Wildwood and the Villages" because we worked hard, saved our money and looked for a retirement environment that was challenging, open and practiced the values of God, country, equality and fairness. We all believe that we found it here.

The Founders of The Sumter County Dragon Boat Club include:

1. **Donnie Lies** (Club President) - Early career years with IBM. Founded and served as CEO of the CHORUS GROUP for 25 years. CHORUS was a specialty-management consulting group that developed multiple sales channel networks and turned around failing businesses, both public and private, domestically and internationally.
2. **Janet Mintzer, MSW** (Club Vice President) - Served as nonprofit President & CEO for over 25 years, providing strategic leadership, building community and international partnerships, focused on helping children who were disadvantaged and/or faced discrimination, including orphans. With a focus on mentoring, education, and health care, she traveled extensively while managing a National Historic Landmark tourist site open daily to the public. She is currently an active member of The Rotary Club of the Villages Noon and has a keen interest in The Baker House.
3. **Dottie Baker, RN** (Club Secretary) - Highly experienced First Assistant Senior Surgical Nurse, whose career included years of service at UCLA. She, regularly, dedicated her vacations serving medical missions around the world, with organizations such as Plasticos and later with Women of The World Health. She traveled to Asia, Africa, Central and South America assisting in cleft-lip and cleft-palate repair for children as well as birth defects, burn contractures and



orthopedic injuries. These "gifts of surgery" gave these children-patients (and adults) their chance for a "new life".

4. **Gail Rush** (Club Treasurer) - She owned a successful real estate company and served as a director of an international health systems company. She also serves as an active volunteer of the local children's organization, SoZo Kids and Toys for Tots.
5. **Debbie Perricelli** (Club Board Director) – Devoted her career to administrative positions acting as a departmental efficiency specialist. She developed protocols and process-methods that reduced waste, duplicity of tasks, while improving accuracy and delivering predictable outcomes.
6. **Ron Schultz, DDS** (Club Board Director) – As a dentist, he built and owned a highly successful Dental Practice in Waynesboro, PA. His client base consisted of over 4000 patients over 46 years.
7. **Lou Mintzer, MBA** (Club Board Director) - Lead a successful career in sales, business development, and marketing in the hardware industry both internationally and domestically. He currently volunteers for CERT (Community Emergency Response Team) and is an ASHI certified CPR and AED Instructor trained in disaster preparedness, safety and basic medical operations.

"A person should be measured, not in what they say, but rather what they've done. To "say it" is easy..... but to "do it is the real proof of what's in their heart"

Jason, I hope these brief bios are of value to the commissioners as you evaluate what is in our hearts and how we want to be of service to our community.

Please let me know if I can provide additional information.

Sincerely,

Donnie Lies, President
Sumter County Dragon Boat Club

LEARN MORE ABOUT US ATwww.weracedragonboats.com

WHAT'S SPECIAL ABOUT DRAGON BOATING?



- It's the ultimate team sport. Your speed and success requires all paddlers to work together in unison to move the boat.
- You will get a rush unlike anywhere from this high intensity sport.
- You can practice one day a week to five days a week... year round. You pick and choose what fits your schedule.
- We are co-ed, young and old, and provide instruction, coaching, and water safety training.
- You can race against local teams throughout Florida or nationally.
- Visit our website weracedragonboats.com and contact us today and let's chat!

*If you would like to
learn more and take
a "test ride" our on
boat, please contact
Donnie
612-730-8360
Sumtercountydragon
boatclub@gmail.com*

FINALLY...DRAGON BOATING FOR EVERYONE IN SUMTER COUNTY

*We are the SUMTER COUNTY DRAGON BOAT CLUB.
We are open to anyone who wants to try the sport
and grow with us.*



*We seek athletes, students,
seniors, first responders, and the
disabled...basically anyone who wants to be
“in shape”, have fun with friends, enjoys being on
the water and competing in racing!*



LEARN MORE ABOUT US ATwww.weracedragonboats.com

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Construction Projects Update

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure projects.

Local Infrastructure Projects
Construction Update
December 3, 2025

Updates Shown in Red

1. City Water Projects

- a. *US 301& CR 462 Line Relocation*
 - i. Hughes Brothers completing the work pursuant to the Twisted Oaks Developer's Agreement; SDC credits funding the work
 - ii. Tie-ins and BacT's complete
 - iii. Grouting of abandoned line complete
 - iv. Reimbursement request per DA pending
- b. *Continental Country Club Water Treatment Plant Decommissioning*
 - i. ClearWater Solutions - \$145,677.65
 - ii. Preparing contract documents and reviewing construction schedule
- c. *Gamble Street Water Line Replacement*
 - i. **Commission to consider design contract with HALFF at the December 8, 2025, Commission meeting**
- d. *Stanley Avenue Water Rain Replacement*
 - i. Design complete
 - ii. Determining funding options
- e. *North Old Wire Road Water Main Replacement*
 - i. Design complete
 - ii. Coordinating bid schedule with Halff
- f. *Champagne Farm Wells and Future WTP*
 - i. Survey complete
 - ii. LPP Developer's Agreement – ON HOLD per Developer
 - iii. Continuing dialogue with the property owner's representative
- g. *Water Use Permit Modification*
 - i. Working with KHA on scope of services to increase groundwater withdrawals
 - ii. Anticipate City Commission approval in January
- h. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Commission awarded bid to SGS: \$2,715,700
 - i. Substantial Completion – June 9, 2025
 - ii. **Construction Progress – 75%**

- iii. Pay Application No. 8 in the amount of \$151,194.53 approved at the October 27, 2025 Commission meeting
- iv. Commission to consider awarding landscaping project to Earthscapes (low bidder) at the November 10, 2025 Commission meeting

2. City Wastewater Projects

a. Water Reclamation Facility

- i. CPH designing the expansion of the new plant to 8 MGD
- ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 6.5 MGD (after DAVCO plant installed)
- iii. Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
- iv. Garney Construction Contract approved at the August 12, 2024 Commission meeting

i. Phase 1

- i. GMP Phase 1 – \$34.5 million
- ii. Commission approved ODP packages
 - 1. All equipment ordered and being delivered on site
 - 2. DAVCO plant forms being installed
- iii. Pay App. No.9 in the amount of \$4,014,038.80 scheduled for the December 8, 2025 Commission meeting
- iv. GMP Contract amendment to include updated Supplemental Conditions from FDEP approved at the October 13, 2025 Commission meeting
- v. GMP Contract amendment to add City requested additional work and deduct from future Phase 2 (DAVCO plant, ODP items) in the amount of \$7,959,820 scheduled for December 8, 2025 Commission meeting

ii. Phase 2

- ~~i. Interim phase to complete DAVCO plant (1 MGD)~~
- ~~ii. Draft GMP received and under review by Staff~~
- ~~iii. DAVCO plant operational by August 2026~~
- ~~iv. Awaiting 90% plans~~
- v. City approved for SRF funding; funding to be received in the summer of 2026 at ~\$20 million/year
- vi. BABA requirements not necessary for Phase 2 and 3

- vii. City received \$10 million in SAHM funding with \$5 million principal forgiveness
 - viii. Revenue bond issuance scheduled for January/February 2026
 - 1. Ratings call with S&P Global set for December 9th
 - 2. Staff, PRAG, Jefferies working on the POS presentation
 - ix. Second bond issuance unlikely due to SRF funding and grants being received
 - iii. Phase 3
 - i. 30% ROM estimate received
 - ii. Awaiting 60% plans from CPH
- b. *Rapid Infiltration Basin (RIB) Site Expansion*
 - i. Design progress – 95% complete
 - ii. 90% plans from KHA – under review
 - iii. Project to be bid in December
- c. *Effluent Storage Tank on Walker Road*
 - i. Working with KHA on scope of services
 - ii. To be included in the revenue bond issuance
 - iii. Service provision to Monarch Ranch and SR 44 industrial corridor once completed
 - iv. Anticipate City Commission approval in January
- d. *SR 44 Forcemain and CR 219 Lift Station Improvements*
 - i. Funded by Sumter County BOCC (ARPA funds); awarded to Art Walker Construction
 - ii. Construction progress – 99% Complete
 - iii. Coordinating generator/electrical issues with the contractor
 - iv. BOCC to transfer the completed project to the City pending contractor's completion of outstanding items
- e. *Millennium Park Reclaimed Water Line Extension*
 - i. R-12 Pump Station (RIBS site)
 - i. Commission awarded the bid to Cathcart Construction - \$4,165,466
 - ii. Construction progress – 0% - contractor mobilizing soon
 - iii. Shop drawing review complete
 - iv. ODP items approved at the August 11, 2025 Commission meeting - \$769,390
 - i. Pump delivery delayed until 2026
 - v. Construction delayed due to lead time on pumps
 - ii. Reclaimed line design – 90% complete

- i. KHA preparing bid set and bid schedule
- ii. Last remaining easement (WAG property) on the December 8, 2025 agenda for approval

3. City Projects (Other)

- a. *Wildwood Community Center Improvements:*
 - i. HVAC System Replacement:
 - i. Holiday Enterprise Heat and Air -\$554,300
 - ii. Construction Progress: 95%
 - iii. Pay Application No. 3 in the amount of \$224,547.77 scheduled for the December 8, 2025, Commission meeting
 - iv. Construction wrapping up
- b. *Millennium Park Phase I and II*
 - i. Kingdom Construction - \$10.7 million
 - ii. Construction progress – 50%
 - iii. Change Order No. 7 approved by the City Commission at the November 24, 2025 meeting
- c. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
 - i. OLC Design contract approved at the 5/22 City Commission meeting
 - ii. Design progress – OLC preparing 60% design documents
- d. *Public Works Annex – The Villages*
 - i. OLC has started conceptual design activities
 - ii. Negotiating lease with The Villages
- e. *Police Substation – The Villages*
 - i. KP Design Studio has finalized the building footprint
 - ii. Negotiating lease with The Villages
- f. *Downtown Master Plan Related*
 - i. Coordinating with FDOT on Complete Streets Project
 - i. Coordinating with LSMPO and FDOT on funding alternatives
 - ii. Scoping meeting held on July 9, 2025
 - ii. CSX Coordination
 - i. Meeting held CSX Real Estate team on July 15th
 - ii. City reviewing conceptual screen layout proposed by KHA
 - iii. Shared Compactor – WM
 - i. Commission approved Kingdom Construction's bid of \$55K for the enclosure
 - ii. Awaiting construction schedule from contractor

- iii. Compactor lease with WM in future
- iv. City Redevelopment Site (Martin Theatre)
 - i. Gator Sktch contract approved at the September 22, 2025 Commission meeting
 - ii. Developing staff and Commissioner questionnaires
- v. The Railyard
 - i. Construction ongoing

4. City Stormwater Projects

- a. *Peters Street and Orange Street Drainage Improvement*
 - i. Commission approved design contract with Halff
 - ii. Coordinating kick-off meeting
- b. *Oak Grove Village Drainage Improvement*
 - i. DB Civil - \$529,890
 - ii. Construction Progress – 75%
 - iii. Pay Application No. 2 in the amount of \$245,622.50 scheduled for the November 10, 2025 Commission meeting
 - iv. Electrical inspections approved; coordinating meter with SECO
 - v. Coordinating start up date with contractor
- c. *Missouri Avenue Stormwater Project*
 - i. Awarded to Paquette Co - \$109,415
 - ii. ~~Construction Progress—100%~~
 - iii. ~~Final Pay Application in the amount of \$10,941.51 approved by the City Manager~~
 - iv. ~~COMPLETE~~

5. City Road Projects

- a. *Pavement Activities*
 - i. FY 26 - Updating Pavement Management Plan to determine new decision tree and appropriate funding amount; new funding amount programmed in FY 26 and beyond
 - i. Transferred segment of CR 213 included in FY 26 activities
- b. *Signature Drive and Clay Drain Road*
 - i. Project Phases
 - i. Signature Drive Phase
 - i. Commission awarded bid to CW Roberts - \$428,515.50
 - ii. ~~Construction progress – 56%~~

- iii. Pay Application No. 4 in the amount of \$127,691.40 scheduled for the December 8, 2025, Commission meeting
 - ii. Clay Drain Road Phase
 - i. Funding to be programmed in the CIP based on priority scoring (ROW in FY 27; construction in FY 28)
 - ii. Meeting with property owners to discuss driveway curing scheduled over the next two months
- c. Jackson Street (Utilities, Roadway, and Drainage)
 - i. DB Civil - \$1,533,916
 - ii. ~~Construction Progress—100%~~
 - iii. COMPLETE
- d. Barwick Street Improvements:
 - i. Design Progress – 90%
 - ii. Out to bid

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Reminder of Special Called Meeting on December 15, 2025 at 9:00am

REQUESTED ACTION: For Information Only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager would like to remind the City Commission of the Special Called Meeting scheduled for December 15, 2025 to fill the vacancy on the City Commission.