

CITY COMMISSION
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 April 13, 2026 9:00 AM
 CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fontaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kelleem	Parks & Recreation Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present
Josh Jackson	Systems Applications Specialist	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 Flores, to approve the consent agenda as presented. The motion passed unanimously.

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

A. Expenditure Report

B. Minutes for Approval: March 23, 2026 Regular Meeting

C. Minutes for Approval: March 30, 2026 Commission Workshop

D. 25-0361 - PLAT - Wildwood Oaks Final Plat

E. Budgeted Financial Items

1. Purchase of Four (4) Remote Communication Clow iHydrants for the Amount of \$28,854.00

3. Presentations and/or Proclamations

B. Proclaim April 24, 2026, as Arbor Day

City staff proposed proclaiming April 22, 2026, as Arbor Day. Mayor Wolf stated that trees increased property values, enhanced economic vitality, beautify the community, and are a source of joy. He noted that the City of Wildwood had been recognized as a Tree City USA by the National Arbor Day Foundation. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the proclamation. The motion passed unanimously.

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

A. Proclaim April 22, 2026, as Earth Day

City staff proposed proclaiming April 22, 2026, as Earth Day. Mayor Wolf stated that Earth Day was a valuable opportunity to renew our commitment to preserving and protecting our Earth through community service, responsible stewardship, and daily practices. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the proclamation. The motion passed unanimously.

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

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. 25-5012 - CP - 7050 CR 213

Mayor Wolf read aloud Ordinance O2026-6. Development Services Director Strickland presented the item. The applicant sought approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City). Mayor Wolf asked if this was a small parcel for a county project, to which Strickland affirmed. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Ordinance O2026-6. The motion passed unanimously.

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

5. Public Hearings - Timed - Quasi-Judicial

A. 25-5011 - RZ - 7050 CR 213

Mayor Wolf read aloud Ordinance O2026-7. Development Services Director Strickland presented the item. The applicant sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from R2C (Sumter County) to R-2 (City). She noted the request was accompanied by the concurrent Small Scale Comprehensive Plan amendment 25-5012 (O2026-6). Motion by Commissioner Elliott, seconded by Commissioner Fontaine, to approve Ordinance O2026-7. The motion passed unanimously.

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

6. Public Forum - 4 minute time limit

Kenneth Ivins addressed the Commission, stating he represented a number of residents and had submitted a packet to the Commission that requested consideration of a walkway along Okahumpka Run. Mr. Ivins explained how he arrived at presenting to the Commission and that he collected signatures online and in person. Mr. Ivins stated he had heard that the project request needed to go to The Villages and asked for assistance through that process. He emphasized the walkway addressed a public safety issue and appreciated any help he could get from the city.

Mayor Wolf thanked Mr. Ivins and indicated a motion would likely be assigned to the City Manager for study. Motion by Commissioner Elliott, seconded by Commissioner Flores, to refer the matter to the City Manager for review and report back to the Commission. The motion passed unanimously.

RESULT:	Passed
MOVER:	Commissioner Elliott

SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine

7. Ordinances First Reading Only (No Vote)

A. 26-1203- AN - 72 Seminole Path

Mayor Wolf read aloud the title of Ordinance O2026-11. Development Services Director presented the item. The applicant sought a voluntary annexation of parcel G22AO009, which totaled 0.16 acres, and was located approximately 0.92 miles southwest of E SR 44. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: April 27, 2026
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B. 26-1211 Village CDD No. 15 Boundaries Amendment Petition

Mayor Wolf read aloud the title of Ordinance O2026-14. Development Services Director Strickland presented the item. The Board of Supervisors of the Villages No. 15 Community Development District had petitioned the City of Wildwood to amend Ordinance No. O2024-36 to reflect a net decrease in the size of the District by 11.2 acres. The net decrease in the size of the District had no effect on the City limits and staff recommended approval. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: April 27, 2026
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C. 26-1243 Village CDD No.16 Boundaries Amendment Petition

Mayor Wolf read aloud the title of Ordinance O2026-15. Development Services Director Strickland presented the item. The Board of Supervisors of the Villages No. 16 Community Development District had petitioned the City of Wildwood to amend Ordinance No. O2025-4 to reflect a net decrease in the size of the District by 13.6 acres. The net decrease in the size of the District had no effect on the City limits and staff recommended approval. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: April 27, 2026
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D. Duke Energy Franchise Agreement

Mayor Wolf read aloud the title of Ordinance O2026-17. City Manager McHugh presented the item. The ordinance granted Duke Energy a non-exclusive utility rights-of-way utilization franchise and prescribed the terms and conditions related to the occupancy of municipal streets and rights-of-way in the City. First reading only. No vote.

RESULT: FIRST READING	PUBLIC HEARING: April 27, 2026
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8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

- A. Funding Authorization for Pavement Rejuvenation Services for a Not-to-Exceed Amount of \$741,772.96

Public Works Director Hockenbury presented a request for funding authorization for Pavement Rejuvenation Services. He stated this was part of an annual rejuvenation plan, and it had been proven to be very effective in keeping the condition of the roads in good shape. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the funding authorization for Pavement Rejuvenation Services. The motion passed unanimously.

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

- B. Approval of OLC Amendment 2 for Architectural Services for the Public Works South Substation in the Amount of \$475,000.00

Public Works Director Hockenbury presented approval of OLC Amendment 2 for Architectural Services for the Public Works South Substation. He noted this item was the next design phase before construction. Mayor Wolf asked if the item was a bid where architectural services cost was based upon what they anticipated the building to be, and if the project would cost approximately \$4.5M to \$5M. Hockenbury replied that the probable cost was around \$4M. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve OLC Amendment 2 for Architectural Services for the Public Works South Substation. The motion passed unanimously.

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

- C. Millennium Park Phase 1 & 2 Project Payment Application 13 in the Amount of \$299,343.29

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Payment Application 13. He stated the project had been moving along smoothly. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Payment Application 13. The motion passed unanimously.

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

D. Millennium Park Phase 1 & 2 Project Change Order No. 20 in the Amount of \$165,689.42

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Change Order No. 20. He stated this change was for the airitorium, and that the footers were more substantial than what was anticipated. He noted CPH had worked with the City to ensure numbers were accurate.

Mayor Wolf asked if CPH had a representative present, and Hockenbury confirmed Tyler Fitzgerald was present. Mayor Wolf remarked the City of Wildwood had paid an additional \$90k for what CPH claimed was more work than anticipated. Mayor Wolf voiced his frustration with the numerous change orders. He suggested the City may need to have a negotiation with CPH as he felt the City had paid for many mistakes that should have been caught.

Commissioner Fontaine asked why CPH didn't wait until the building reactions were available before they gave the City an estimate and if that was normal business practice.

CPH Representative Tyler Fitzgerald responded that the building reactions at the time were not available because they were based on the manufacturer selected in the bid process.

Commissioner Fontaine remarked that it sounded like CPH had provided a bad number and that the City of Wildwood was now responsible. Fontaine also questioned the change orders related to the dugouts, asking whether it hadn't been known that two ball fields would require four dugouts and whether that hadn't been included in the bid.

Mayor Wolf provided historical context, stating that CPH had recommended to the selection committee that the City accept the second-lowest bid, which was \$3.0M higher than the lowest bid. He asked if there was a point in time where the City could draw the line and mitigate the additional, unexpected costs. He commented that he felt this change order process had made the vendor look bad and put them in a terrible position.

City Manager McHugh responded that the City relied on engineers and contractors for unknown variables, noting if the City had gone with the other bid, it would have been worse. He assured the Commission the project was still under budget and explained the current concerns were partly why he had recommended the City use a construction manager at risk. He further noted, when the City used a construction manager at risk, they were responsible for identifying these things ahead of time. McHugh explained the project spanned multiple years and there were contingencies in place to ensure the project remained under budget.

Commissioner Fontaine asked whether there were administrative costs on top of the change orders presented. McHugh clarified that there were no additional fees to CPH for construction administration on the change order.

Mayor Wolf asked Mr. Fitzgerald if he anticipated any more change orders. Fitzgerald responded that there would most likely be more change orders to come.

Motion by Commissioner Flores, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Change Order No. 20. The motion passed 4-1 with Commissioner Elliott in opposition.

RESULT:	Passed
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine
NAYS:	Commissioner Elliott

- E. Request for Approval to Execute Agreement with Florida Department of Transportation (FDOT) for Project No. 430135-5, Relocation of US 301 Water Main, Performed by FDOT Highway Contractor

Utilities Deputy Director Martin presented a request for approval to execute an agreement with FDOT for Project No. 430135-5. Martin explained FDOT had the project planned out for approximately 5 years. He provided the location of the project and noted a 12-inch water main that had to be relocated. He stated the agreement had been reviewed by the City Attorney's office and the project had been budgeted for.

Commissioner Elliott expressed concern that it seemed they approved the work before approving the design. Martin clarified this was an agreement stipulating that the City was going to use their own contractor, not approving what the cost would be. Mayor Wolf noted the City had done similar arrangements before where FDOT performed the design and work and then billed the City. City Manager McHugh confirmed this approach and noted it ended up being a cheaper option.

Motion by Commissioner Green, seconded by Commissioner Flores, to execute the agreement with FDOT for Project No. 430135-5. The motion passed unanimously.

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

- F. Kimley Horn Work Authorization #37 for the Design of the US 301 Water Main Relocation to Accommodate FDOT Project No. 430135-5 for the Amount of \$365,500.00

Utilities Deputy Director Martin presented a request for approval of Kimley Horn Work Authorization #37. Martin explained the work authorization was for the City's consultant to design the water main location, noting that FDOT would not design the location. Mayor Wolf asked if the project was something the City should have bid out. City Manager McHugh responded that there was not enough time for a bid process, they had a working relationship with Kimley Horn, and the City does everything it can to keep costs low.

Motion by Commissioner Green, seconded by Commissioner Flores, to approve Kimley Horn Work Authorization #37. The motion passed 4-1 with Commissioner Elliott in opposition.

RESULT:	Passed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fontaine
NAYS:	Commissioner Elliott

- G. Pay Application No. 13 for the Water Reclamation Facility Project in the Amount of \$11,070,199.98

Utilities Deputy Director Martin presented a request for approval of Pay Application No. 13 for the Water Reclamation Facility Project. Martin explained this pay application was for phase 2 of the project and stated there was a lot left to do, but it was doing well so far.

Motion by Commissioner Flores, seconded by Commissioner Green, to approve Pay Application No. 13 for the Water Reclamation Facility Project. The motion passed unanimously.

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

- H. CR 501 WTP Iron Filter Project Pay Application No. 11 to SGS Contracting Services, Inc. in the Amount of \$80,161.89

Utilities Deputy Director Martin presented a request for approval of CR 501 WTP Iron Filter Project Pay Application No. 11. Martin explained the pay application was for painting and instrumentation work.

Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve CR 501 WTP Iron Filter Project Pay Application No. 11. The motion passed unanimously.

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

- I. Employment Contract for Police Officer Recruit Angela Palmer

Chief Parmer presented the employment contract for Police Officer Recruit Angela Palmer. Parmer briefly explained she was the top pick for the academy. Commissioner Flores asked how many current vacancies there were. Parmer replied they would be at full capacity, excluding the 8 vacancies in the April budget amendment. Commissioner Elliott asked if there was an escape clause requiring repayment in the contract, to which Parmer affirmed.

Motion by Commissioner Green, seconded by Commissioner Elliot, to approve the employment contract for Police Officer Recruit Angela Palmer. The motion passed unanimously.

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

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

- A. Request for a Four-way Stop at Spanish Harbor Drive and Penrose Place
City Manager McHugh provided an update on a request for a four-way stop sign at Spanish Harbor Drive and Penrose Place.
- B. Request for a Workshop on April 20, 2026, at 9 a.m.
City Manager McHugh requested a workshop on April 20, 2026 to review financial information.

McHugh also advised the Commission about an upcoming CSX crossing closure at CR462 and noted a detour route would be established.

13. Other Department Reports

- A. Utility Department Quarterly Update
None.
- B. Public Works Unity Maintain Presentation
Systems Applications Specialist Jackson provided a brief explanation and demonstration of the new Unity Maintain system. He stated the department had worked diligently over the past year to revise the maintenance management program and asset management program. Jackson described how the program would improve how the City tracked, responded, and communicated across public works.

14. Commission Members Reports

Commissioner Elliott discussed the upcoming golf cart ordinance and the information he gathered. He also attended the District 5 Safety Strategic Planning Group and the Mark Mero event at Wildwood Middle High School.

Commissioner Green reported on his future attendance to the Regional Planning Council, his attendance at Eggstravaganza and his attendance at the opening of the Splash Pad.

Commissioner Fontaine commented on the Splash Pad and how professional the Parks and Recreation team was.

Commissioner Flores discussed the Eggstravaganza and how fun it was for everyone who attended.

Mayor Wolf recognized two men who passed away, Joe Cox and Tommy Lineham. He also commented on the upcoming Community Center sign and how useful it would be.

15. City Attorney Reports

None.

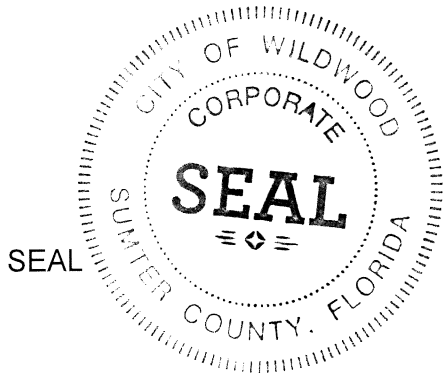
16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:10 a.m. Motion by Commissioner Elliott, seconded by Commissioner Flores, to adjourn. Motion passed unanimously.

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

Upcoming Events

- April 18, 2026 - Comedy Night at the Warfield Auditorium at 6:30pm
- April 20, 2026 - City Commission Workshop at City Hall at 9am
- April 20, 2026 - Mondays with the Manager at the Dr. Martin Luther King Jr. Park Pavilion from 12pm to 1pm
- April 22, 2026 - Keep Wildwood Beautiful Earth Day Litter Cleanup at the Wildwood Lions Club from 9am to 12pm
- April 24, 2026 - Arbor Day Celebration at the Dr. Martin Luther King Jr. Park at 10am
- April 25, 2026 - Cornhole Tournament at the Wildwood Community Center from 11am to 3pm
- April 27, 2026 - City Commission Meeting at City Hall at 7pm



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: Jessica Barnes
Jessica Barnes, City Clerk

BY: Ed Wolf
Ed Wolf, Mayor