

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
August 3, 2026 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jackson Shelton	Deputy City Clerk	Present
Randall Parmer	Police Chief	Present

Mayor Wolf called the meeting to order at 9:00 a.m. and dispensed with the opening pledge and prayer to proceed directly to the presentations.

2. Item(s) for Discussion

A. FY27 Budget Presentation

Assistant City Manager/CFO Smith presented an updated overview of the proposed FY27 budget, highlighting several revisions since the first budget workshop. Key changes included adding the City Hall Courtyard project, restoring the US 301 water main project, incorporating the US 301 Complete Streets Landscaping Program, and updating the Community Redevelopment Agency (CRA) transfer calculation. Smith reported that the General Fund was projected to end with a \$6.7M reserve, representing 20% of expenditures, which is lower than the City's traditional 25% reserve target. She explained that the reduction was intentional due to uncertainty surrounding the proposed Florida property tax reform and the desire to increase funding for capital improvement projects. Commissioners discussed concerns about lowering reserves. Smith noted that actual year-end reserves typically exceeded projections because revenues were often higher than expected and expenditures come in under budget.

The Commission reviewed the City's overall financial outlook, including General Fund revenues, utility revenues, and capital improvement planning. Property taxes continued to account for approximately half of the General Fund's revenue, while public safety remained the City's largest operating expense, followed by transportation and general government services. Utility revenues were expected to increase with a proposed 5% rate adjustment for water and wastewater

services. Smith noted that the Utility Revenue Fund maintained a healthy reserve and that future utility studies would guide long-term financial planning.

A substantial portion of the workshop focused on the potential impacts of the proposed Florida property tax reform referendum. Smith presented an analysis that showed how the measure could reduce the City's property tax revenue through 2032 and reviewed the limited uses that would remain allowable for ad valorem tax revenue if the amendment passed. She explained that future property tax revenue would likely be entirely consumed by public safety, transportation, and infrastructure expenses, requiring other revenue sources to fund remaining operations. Commissioners expressed concerns about the uncertainty of the proposal, its effects on municipal finances, and the potential reduction of county services. City Manager McHugh emphasized that Wildwood was better positioned than many other Florida municipalities to withstand the financial impact.

The Capital Improvement Program (CIP) was presented under two scenarios: one assumed the property tax reform failed and the other assumed it passed. If the amendment failed, the City's capital improvement plan remained largely unchanged, with the addition of the US 301 Complete Streets project. If the amendment passed, staff recommended postponing the Martin Theater renovation and the planned recreation center while preserving most transportation and infrastructure projects. Commissioners discussed the possibility of using future bond financing for deferred projects, pending additional legal guidance regarding allowable debt repayment under the proposed constitutional changes.

The Commission received the Strategic Plan update that reviewed progress made toward the City's five-year goals in community engagement, transportation, affordable housing, downtown redevelopment, infrastructure, and employee recruitment and retention. Smith highlighted accomplishments such as expanded community outreach, roadway improvements, the purchase of the Martin Theater, ongoing wastewater treatment plant expansion, and continued investment in employee compensation and retention initiatives. Although some affordable housing objectives remain incomplete due to implementation challenges, the City continued exploring solutions. Smith concluded by outlining the timeline for developing a new five-year Strategic Plan that would be adopted alongside the FY28 budget, and commissioners commended staff for effectively aligning the City's strategic priorities with its budgeting process. The Commissioners had a discussion on whether there should be any changes to the presented budget and concluded that the presentation of two separate budgets was satisfactory.

3. Adjournment

With no further business to discuss, the meeting was adjourned at 10:03 a.m. Motion by Commissioner Green, seconded by Commissioner Flores, to adjourn. 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



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