

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
SPECIAL CALLED MEETING
FEBRUARY 21, 2011 – 5:30 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Special session February 21, 2011 at 5:30 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: City Manager Smith, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Captain Valentino, and AVT Law.

The meeting was called to order by Mayor Wolf with Commissioner Allen giving the invocation and the audience joining in the Pledge of Allegiance to the American Flag.

1. No Timed Items
2. No Reports and Public Input
3. NEW BUSINESS – ACTION REQUIRED
 - a. GENERAL ITEMS FOR CONSIDERATION
 - 2) Review/discussion/decision regarding the proposed “new” City brochure (Attachment)

CM Smith presented the draft City brochure and requested permission to place it on the February 28 agenda. Noted the JPA map is included so that people who are familiar with planning, zoning, development will see that the City is planning for the future. Introduced Christie Smiley of E5 Solutions, who developed the brochure with Doug Smiley.

Motion by Commissioner Clark, second by Commissioner Bivins to grant request to place brochure on February 28 agenda. Motion carried by unanimous vote.

- 1) Review/discussion - Development updates and other issues (Attachments – complete PowerPoint on file)

CM Smith provided power point presentation of development updates, road construction updates and utility projects updates.

Noted that there are four DRI’s ongoing. A fifth, Renaissance Trails has fallen aside due to funding issues and the area they were in.

Reviewed: (1) Landstone – MOU in need of changes and BFA is reviewing 2000 Master Plan. MOU will be brought to Commission after BFA numbers are in. Noted this will be the first Green Certified Community in Sumter County, if documents are in before anyone else. (2) Wildwood Springs – Hold up is the Prop Share Agreement. (3) Pinellas Plaza. (4) Brownwood – next steps – CDD District submittal-2011; Site Plan submittal; Construction. (5) Southern Oaks – Development Order still under sufficiency review by WRPC and Prop Share Agreement in negotiations. (6) Monarch Ranch – currently in the County. County Officials have met with DCA and worked out outstanding issues. Any development will have to go through DRI process.

Small developments: (1) Rainey Land Company – construction complete on the asphalt plant. (2) Pepper Tree Apartments – constructed and received CO. Will not have grand opening as they feel it is not necessary. (3) Promise Health Care Hospital –

construction completed and received CO, but have some bank issue that once resolved will begin operation. (4) HIP 5th Street Project – City extended utilities to the location but development has not occurred as the City had anticipated. Economy is an issue. (5) Triumph South – development that had opposition from neighbors. Issues were resolved. Utilities are to the site, but funding is an issue. Once resolved construction will go forward. (6) Murphy Express – in the County but has City utilities. County required them to follow the City design standards. To be annexed into the City when feasible. (7) Kangaroo Station – current station was vacated for widening of 301. Once road construction is complete will build new station at 472 and 301.

Other projects being discussed with staff but discuss at this time.

Reviewed following Road Construction Projects:

- (1) CR 232 resurfacing – City receiving grant funds.
- (2) Florida Turnpike PD&E – from Lake County to I-75. Initial discussion is 8-lanes to 301, then down to six lanes from 301 to I-75.
- (3) US 301/SR35 Widening Project – four lane to Marion County. Have complained about the 462 intersection and there is nothing they can do at this time.
- (4) 462 PD&E – going before the BOCC on March 15, along with PD&E for 466. 462 curve to be redone and east and west 462 to be realigned.
- (5) CSX Overpasses on SR44 and 301 are complete.
- (6) I-75 six laning from Hernando County Line to Florida Turnpike.
- (7) SR 44 resurfacing from Lake County to CR 468 and also west of I75 to East Parkwood Oaks is funded.
- (8) CR466A Widening Design – trying to negotiate draining, decorative lighting. Possibly with City paying the difference in cost between regular street lighting and decorative lighting.
- (9) CR466 PD&E from US301 – I-75. Will be discussed at March 15 BOCC meeting.
- (10) CR468 PD&E from 301 to Turnpike.
- (11) CR466 – additional left turn lanes onto US301.
- (12) US301 – additional left turn lanes onto SR44
- (13) CR209 Negotiations – would cost the City about \$185,000 to fund improvements. Negotiating with County.
- (14) 468 PD&E – goes through an area that was used as a military station for WWII. Having to check for any items in right of way.
- (15) SR44 – Buena Vista & Powell Road Signals. Buena Vista signals are completed and Powell Road to be constructed, but when they are to be engaged is to be determined. They committed to construct within 90 days, about 30 days ago.
- (16) 301 bypass of Coleman – to eliminate the west jog and intersection.
- (17) Turnpike/CF468 – interchange – Phase 1 would be entry to southbound and exit from northbound. All the Villages are required to fund.

Reviewed Utility Construction projects:

- (1) Osceola Avenue Stormwater project – waiting for SWFWMD to approve use of the property before purchasing.
- (2) Pitt & Stone Stormwater Project – both this project and Osceola to be funded by grant funds.
- (3) Champagne Farms Well Site – two wells at the site. One in lower aquifer and one in upper aquifer. Very good water. There are still some issues with the property owner and will provide update later.

- (4) CR 466A Sumter County Service Center – have water, wastewater and reuse to the Center. There is a short distance to interconnect the reuse and then will look to connect to Millennium Park. Once there is development along the reuse lines, the City will be in better posture to renegotiate the reuse agreement with the Villages when the contract is up.
- (5) Coleman Fire Station – will be brought back to Commission soon. County is funding the line. Was annexed and must adhere to design standards.
- (6) Fire Flow Analysis for CRA and modeling of existing pressures
- (7) Reuse Water Rate Study – discussed last April, but on hold. The Villages rate is adjusted annually by the CPI. Want the study to be done by an engineer in the event it is ever disputed.
- (8) Valve Maintenance and Locate Program – on-going to have all valve locations on the map.
- (9) Storm Drainage Fee Study – will be a controversial issue when discussed because it may be a tax assessment. Will be discussed during 2011-2012 budget sessions.
- (10) Coleman Emergency Water Connect – discussions have ceased due to change in Coleman Commission. Hard to get answers regarding their system, which could add liability to Wildwood if interconnected.
- (11) Wildwood Country Resort Line Maintenance -
- (12) CR 214 Water Plant pressure modifications – was to be done today, but wrong actuator was delivered. Will be next week before work is done.
- (13) CR 501 Water Plant flood repairs – working on the new PLC. Stop-gap should be in place tomorrow. Waiting to hear from insurance company regarding permanent fix, which could cost up to \$250,000.
- (14) Oxford Fire Station Utility Connect – staff working on an agreement to provide utilities to the Oxford Fire Station.
- (15) Master Utility Study – Update 2000 study – being reviewed by BFA and should be complete within 30 days.

Other updates:

- (1) City Hall sign – should be completed by end of March.
- (2) City Hall HVAC – should have design and bid documents by mid March.
- (3) Working on RFP/RFQ for architect/engineering for new police station.

Next workshop March 21.

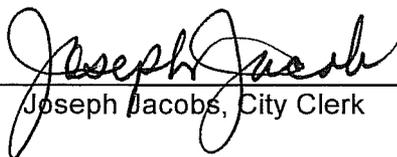
4. Adjourn:

Upon a motion by Commissioner Strickland, second by Commissioner Allen the meeting adjourned.

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S E A L

ATTEST:


Joseph Jacobs, City Clerk


Ed Wolf, Mayor