

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
OCTOBER 11, 2010 – 7:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session October 11, 2010 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Clark, Allen and Strickland. Also present were: City Manager Smith, City Clerk Jacobs, City Attorney Blair, Police Chief Reeser, AVT Law, Development Service Director Peavy, CRA Analyst/Planner Grimm.

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

1. TIMED ITEMS AND PUBLIC HEARINGS

7:00 p.m. Public Hearings

DSD Peavy was sworn in for all public hearings.

- a. Ordinance No. O2010-16 – an ordinance proposing a small scale land use amendment for Quadventure, LLC (Attachments – Staff Recommends Approval)

Read by title only. No comments received from the Public.

Motion by Commissioner Allen, second by Commissioner Strickland that Ordinance O2010-16: An Ordinance Of The City Of Wildwood Florida; Proposing A Small Scale Land Use Amendment To The Adopted Local Comprehensive Plan And Future Land Use Map In Accordance With The Growth Management Act Of 1985, As Amended; Providing For Codification; Providing For Conflict; And Providing For An Effective Date: be adopted on second final reading. Motion carried by unanimous vote.

- b. Ordinance No. O2010-17 – an ordinance proposing a small scale land use amendment for the COW future Police Station (Attachments – Staff Recommends Approval)

Read by title only. No comments received from the Public.

Motion by Commissioner Clark, second by Commissioner Strickland that Ordinance No. O2010-17: An Ordinance Of The City Of Wildwood Florida; Proposing A Small Scale Land Use Amendment To The Adopted Local Comprehensive Plan And Future Land Use Map In Accordance With The Growth Management Act Of 1985, As Amended; Providing For Codification; Providing For Conflict; And Providing For An Effective Date: be adopted on second final reading. Motion carried by unanimous vote.

- c. Ordinance No. O2010-19 – an ordinance providing for the voluntary annexation of certain real property contiguous to the city limits of Wildwood (Lenard Powell

Prop, LLC) (see also Ord. O2010-20) (Attachments – Staff Recommends Approval)

Read by title only. No comments received from the Public.

Motion by Commissioner Strickland, second by Commissioner Allen that Ordinance No. 2010-19: An Ordinance Of The City Of Wildwood, Florida, Providing For The Voluntary Annexation Of Certain Real Property Consisting Of Approximately 1.12 Acres Being Generally Located On The East Side Of The City; In Section 8, Township 18 South, Range 23 East; Which Is Contiguous To The City Limits Of The City Of Wildwood, Florida; Providing That The Property Annexed Shall Be Subject To All Laws And Ordinances Of The City Of Wildwood As If Such Territory Had Been A Part Of The City Of Wildwood At The Time Of Enactment Of Said Laws And Ordinances; Providing That The Annexed Property Shall Be Responsible And Held Liable For Their Proportionate Share Of The Existing And Future Indebtedness Of The City Of Wildwood; Providing That Section 1-14 Of The City Of Wildwood Code Of Ordinances Is Amended To Include The Annexed Property; And Providing An Effective Date: be adopted on second final reading. Motion carried by unanimous vote.

- d. Ordinance No. O2010-20 – an ordinance providing for the voluntary annexation of certain real property contiguous to the city limits of Wildwood (The Villages of Lake-Sumter, Inc.) (see also Ord. O2010-19) (Attachments – Staff Recommends Approval)

Read by title only. No comments received from the Public.

Motion by Commissioner Allen, second by Commissioner Strickland that Ordinance No. O2010-20: An Ordinance Of The City Of Wildwood, Florida, Providing For The Voluntary Annexation Of Certain Real Property Consisting Of Approximately 3.59 Acres Being Generally Located On The East Side Of The City; In Section 8 And 9, Township 18 South, Range 23 East; Which Is Contiguous To The City Limits Of The City Of Wildwood, Florida; Providing That The Property Annexed Shall Be Subject To All Laws And Ordinances Of The City Of Wildwood As If Such Territory Had Been A Part Of The City Of Wildwood At The Time Of Enactment Of Said Laws And Ordinances; Providing That The Annexed Property Shall Be Responsible And Held Liable For Their Proportionate Share Of The Existing And Future Indebtedness Of The City Of Wildwood; Providing That Section 1-14 Of The City Of Wildwood Code Of Ordinances Is Amended To Include The Annexed Property; And Providing An Effective Date: be adopted on second final reading. Motion carried by unanimous vote.

2. REPORTS AND PUBLIC INPUT

a. City Manager

- 1) High Street Property – FDEP will be sending a contract for \$900, which will probably be brought to the Commission at the next meeting.
- 2) CR 462 and CR 466 – PD&E studies meeting to be held at the Community Center on October 13, beginning at 3:30. Will confirm the time.
- 3) County Service Center will open on October 25. Walking tours to begin at 4:00, but will confirm time.
- 4) Received call regarding water pressure at the Oxford Assembly of God. Have talked with Water Director with issues to be resolved as soon as possible.
- 5) Utility Coordination meeting on October 19 and this will be one of the issues for discussion. There was an issue at Peppertree, which was resolved.

Understands there was an issue between the previous City Manager and the Engineer regarding the design of the 214 plant. Because of a design defect there were fire flow issues, which were resolved. Now having pressure issues as well. Kimley-Horn has provided a scope of services of how to expand to enhance the flows of the water system especially in the downtown area.

- b. City Attorney - None
- c. City Clerk - None
- d. Commission Members - None
- e. Public Forum (10 minute time limit)
 - 1) Steve Stone – Wildwood County Resort, member of HOA. Veteran residents dissatisfied with water situation. Read letter for record, which referred to transition of water and sewer to the City of Wildwood. City indicated that residents could call the City with any water and sewer problems. Leaks, locations and other problems are being called to the City and being told the City knows about the problems, but nothing is being done.

Mr. Stone noted that he rode through the park and knows the City is working at different locations. Noted that he heard the system was sub-standard when the City took it over.

CM Smith – indicated this issue was addressed at the Utility Coordination meeting and Kimley-Horn has identified areas where there are constant issues where the lines are to be replaced. If they have trouble getting in touch with the Water Director, call the City Manager.

- f. Notes, Reports, and items for the file as attached
Reports noted.

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

- 1) Minutes of Regular Meeting held on September 28, 2010 (Attachments – Staff recommends approval)

Motion by Commissioner Strickland, second by Commissioner Allen to approve the minutes of September 28, 2010 as typed. Motion carried by unanimous vote.

b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE)

- 1) First reading of Ordinance No. O2010-21, an ordinance proposing a small scale land use amendment for Lenard Powell Properties, LLC (Attachments – Staff Recommends Approval)
- 2) First reading of Ordinance No. O2010-22, an ordinance proposing a small scale land use amendment for The Villages of Lake-Sumter, Inc. (Attachments – Staff Recommends Approval)
- 3) First reading of Ordinance No. O2010-24, an ordinance proposing a small scale land use amendment for Kelly and Stephanie Lenhart (Attachments – Staff Recommends Approval)

Ordinance Nos. O2010-21, O2010-22 and O2010-24 were read by title only by Mayor Wolf.

DSD Peavy – noted that O2010-24 is for property that a Land Use Amendment was done in 2008. Discovered that the Ordinances were never advertised and there was a typo that it was going from Industrial to Commercial and instead it went from Industrial to Commercial.

c. RESOLUTIONS FOR APPROVAL:
None

d. APPOINTMENTS
1) None

e. CONTRACTS AND AGREEMENTS

- 1) Discussion/Approval requested for the Lease Agreement with Dixie Youth Baseball regarding the storage building at Millennium Park (Attachment – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Clark to approve Lease Agreement with WDYL. Motion carried by unanimous vote.

- 2) Discussion/Approval requested for the Fire Station 33 (Coleman) Utility Agreement between the City of Wildwood and Sumter County (Attachments – Board Option)

CM Smith – County to pay entire cost for the line.

Motion by Commissioner Allen, second by Commissioner Clark to approve the Developer's agreement. Motion carried by unanimous vote.

f. FINANCIAL

- 1) Bills for Approval (Attachments – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Clark to pay the bills. Motion carried by unanimous vote.

- 2) Selection of best quote for the Boundary Survey of the future police headquarters (Attachments – Staff Recommends Approval)

Motion by Commissioner Allen, second by Commissioner Strickland to accept the recommendation of staff and award to low bidder – A Duchart Land Surveying for \$2000. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

- 1) Discussion/approval of road closures for Wildwood High School Homecoming Parade (Attachments – Board Option)

Same route as in past.

Motion by Commissioner Clark, second by Commissioner Strickland to approve route for Homecoming Parade. Motion carried by unanimous vote.

- 2) Discussion/approval for staff to seek quotes for a physical assessment survey, from a professional engineer, of the City Hall HVAC system (Attachments– Staff Recommends Approval)

Motion by Commissioner Allen, second by Commissioner Clark to approve and to place on fast track. Motion carried by unanimous vote.

4. ADJOURN:

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

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Mayor Wolf reconvened the Commission as the Community Redevelopment Agency.

5. RECONVENE AS MEMBERS OF THE CRA ( Community Redevelopment Agency)

1. Potential purchase of Osceola Ave properties to mitigate storm water flooding (Attachments – Staff Recommends Approval)

CM Smith – Appraisal came out at \$45,000. First offer to Rankins was at \$12,666.66 per parcel. If approved by the Commission, the contract will be drafted by the City Attorney with the three conditions that are listed, that the City will not purchase unless the property can be used for drainage issues.

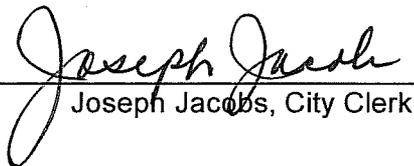
Motion by Commissioner Strickland, second by Commissioner Clark to authorize City Manager to work with the Rankins and to with three conditions reflected and approve offering \$40,500 gross proceeds. Motion carried by unanimous vote.

6. ADJOURN OF CRA

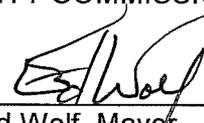
Upon a motion by Commissioner Clark, second by Commissioner Strickland the meeting of the CRA was adjourned.

SEAL

ATTEST:

  
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Joseph Jacobs, City Clerk

CITY OF WILDWOOD, FLORIDA  
CITY COMMISSION

  
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Ed Wolf, Mayor