

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
FEBRUARY 25, 2013 – 7:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session February 25, 2013 at 7:00 p.m.

Present: Mayor Wolf, Commissioners Bivins, Strickland, Clark and Green. Also present: City Manager Cannon, City Clerk Jacobs, City Attorney Blair, Police Chief Reeser, Assistant City Clerk Roberts, AVT Law, Utility Director Phillips, Development Services Director Peavy and Public Works Director Kornegay.

The meeting was called to order and an invocation and Pledge of Allegiance to the American Flag followed.

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. PUBLIC HEARING – 2ND FINAL READING of Ordinance O2013-05; An Ordinance repealing Article V of Chapter 19 of the City of Wildwood's Code of Ordinances in its entirety and adopting a new Article V, Chapter 19 pertaining to sewer use (Attachments)

Ordinance O2013-05 was read by title only on second final reading. Public Hearing was opened. No comments were received from the audience.

CA Blair noted that UD Phillips had talked with FDEP and made changes according to what is now required. It was also noted that although this Ordinance deals primarily with Industrial waste, there has been language added to protect the promises the Commission made for properties annexed into the City over the past few years.

Motion by Commissioner Green, second by Commissioner Bivins that Ordinance O2013-05 is adopted on second final reading. An Ordinance of the City of Wildwood, Florida, repealing Article V of Chapter 19 of the City of Wildwood's Code of Ordinances in its entirety and adopting a new Article V, Chapter 19; pertaining to sewer use; pertaining to definitions; pertaining to abbreviations; pertaining to Director; pertaining to purpose and policy; pertaining to use of public sewers; pertaining to private wastewater disposal; pertaining to sewers and connections; pertaining to damage; pertaining to powers and authority of inspectors; pertaining to authority to disconnect service; pertaining to legal remedies; providing for codification; providing for conflict; providing for an effective date. Motion carried by unanimous vote.

2. REPORTS AND PUBLIC INPUT / SPECIAL PRESENTATION(S)

- a. Special Presentations
- 1) Presentation (verbal) by James Gollahon, of Gollahon Financial Services, Inc. on a Proposed Debt Service Refunding for both General Fund and Enterprise Fund with Financial Advisor Services Agreement with Gollahon Financial Services and Bond Attorney Agreement Services with Akerman Senterfitt (Board Option - Attachments)

After review of information provided by James Gollahon and CC Jacobs, the Commission expressed interest in refunding certain projects in the General Fund

however felt the need for a workshop to determine that funds are needed and the amount needed for new projects and the Commission would need to decide what projects are to be addressed. Commissioner Strickland expressed the need to have the workshop as soon as possible and asked if City staff could do part of the work without contracting with an advisor. CC Jacobs indicated he is not comfortable with doing this in house due to the complexity. Discussion included the need for a bond attorney as well as the Financial Advisor.

Motion by Commissioner Strickland, second by Commissioner Bivins to execute the contract with Gollahon Financial Services, Inc. to provide financial advisor services. Motion carried by unanimous vote.

b. City Manager – none.

c. City Attorney

1) Request to schedule a closed door meeting (calendars attached)

CA Blair announced the need for a closed door executive session of the Commission and the Commission approved by common consent for it to be held during the Regular meeting of March 11.

d. City Clerk - none

e. Commission Members

1) Commissioner Green – noted he attended an event which raised \$5000 for scholarships. Noted February is Black History Month and on this date in history, Dr. Martin Luther King was ordained.

2) Commissioner Bivins – asked for status update on Sandy Edwards. UD Phillips indicated that Sandy has retired. Commissioner Bivins asked if that was medical retirement, as in he still had his health insurance, etc. CA Blair indicated that Commissioner Bivins might want to speak with HRC Cox off the record. HRC Cox noted he is entitled to his Florida Retirement and there was no severance package. HR has worked with him to complete necessary paperwork for medical disability. FRS is waiting for some medical documentation. It was noted that Sandy made the decision to retire. Commissioner Bivins asked if the City doesn't have a celebration upon the retirement of a 28 year employee. HRC Cox noted it is not typically the City's policy to have those but employees have usually done them for the retiring employee, and a fish fry was done for Sandy. Commissioner Bivins stated her point is that the Commission was not told. Mayor Wolf stated that with a person who was raised here and went through the school system and worked 28 years he would have thought.... UD Phillips indicated that the Utility Department had a fish fry for him and when he asked Sandy about coming to a Commission Meeting to receive the plaque Sandy said he did not want to come so the plaque was presented to him at the fish fry. Commissioner Bivins to contact HR office if more information is wanted.

f. Public Forum (10 minute time limit)

1) Sam Saleem of Wildwood Community Development Center. Expressed thanks to the City for input to CSX. He noted that much of the discussion centered around a catwalk at Oxford Street to help make it safer for people to pass from the west side to the east side. Safety is the issue and whatever the City can help us do to make it safer, whether it is a catwalk or the roadway being put back in, or even if it is something underground it would be appreciated.

g. Notes and Reports

1) FYI – Budget Analysis Report – January 2013 (Attachments)

CM Cannon – General fund revenues good, at this time should be 33% but at 47% almost. General fund expenditures should be at 33% and are at 35½%. Enterprise fund revenues should be 33% but at 31%. Expenditures should be 33% but at 23%.

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

1) Minutes of Regular Meeting held on February 11, 2013 (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to approve the minutes of February 11, 2013 as presented. Motion carried by unanimous vote.

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

1) Ordinance No. O2013-06 – An Ordinance voluntarily annexing 2.67± acres of property owned by Hughes Brothers, LLC located just north of the intersection of CR 213/Walker Road and SR 44. The property to be annexed is a portion of Parcel G07=133 and is intended to be utilized as an office for a construction company (Attachments – Staff Recommends Approval)

2) Ordinance No. O2013-07 – An Ordinance voluntarily annexing an approximate 1-acre piece of property located along CR 466 east of CR 209 owned by Gary Williams. The property to be annexed is a portion of Parcel D18=038 and is intended to be utilized for service and sales of lawn mowers (Attachments – Staff Recommends Approval)

3) Ordinance No. O2013-08 – An Ordinance voluntarily annexing the north 100' of Parcel D30=003, Villages of Legacy Park Subdivision, located along CR 222 west of US 301, omitted from the original annexation because it would have created an enclave (Attachments – Staff Recommends Approval)

Ordinance numbers O2013-06, O2013-07 and O2013-08 were introduced and read by title only on first reading.

DSD Peavy indicated there were about 500 annexation applications remaining from the thousands of 2005 annexation requests. Some could not be annexed then due to laws in place. Now that there is a JPA in place some of these laws have been relaxed. The department goal is to annex all of the properties within the JPA area that are

developing or are ready to develop. Working also with properties where there are intersection issues. Staff will meet with the County to review the JPA terms relating to annexation of additional properties. Two of the properties of the Ordinances for first reading tonight are ready to submit development applications. One already has applied for residential development on an annexation done in 2006, but a strip was left out to meet the rules for annexation at the time. So Ordinance O2013-08 is to annex the strip.

Mayor Wolf asked for a status update on the Chevrolet dealership. DSD Peavy indicated the department has been trying to contact the owner to set a meeting but has had difficulty scheduling a time. The dealership contacted the City in reference to annexation a few weeks ago, but have been difficult to contact since then. The City could just process the application since the annexation agreement was recorded and the new owner is aware of it.

No Action necessary.

c. RESOLUTIONS FOR APPROVAL

d. APPOINTMENTS

e. CONTRACTS AND AGREEMENTS

1) Request for a Partial Release of Easement from the City of Wildwood to 301/466, LLC to correct a title defect caused by an incorrect legal description set forth in the "Easement" recorded in OR Book 1719, page 621, public records, Sumter County, Florida to the extent that such Easement may encumber the real property (Attachments – Staff Recommends Approval)

CA Blair noted that the legal provided to the City for the Easement was incorrect. This needs to be corrected for the property owner. DSD Peavy noted she has been working with the property along 209 and 214 and the easements skip. CA Blair noted she would work with DSD Peavy on that.

Motion by Commissioner Green, second by Commissioner Strickland to approve the Request for a Partial Release of Easement from the City of Wildwood to 301/466, LLC to correct a title defect caused by an incorrect legal description set forth in the "Easement" recorded in OR Book 1719, page 621, public records, Sumter County, Florida. Motion carried by unanimous vote.

f. FINANCIAL

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

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

Mayor Wolf asked if the Personnel Rules and Regulations cover the use of personal vehicles for City business in the event of an accident, etc. To be reviewed.

2) Request approval of Utility Technicians, Inc. proposal to make necessary repairs to Lift Stations No. 5 and 36 in the amount of \$9,676.00. (Attachments - Staff recommends approval)

Motion by Commissioner Strickland, second by Commissioner Green to approve the Request for approval of Utility Technicians, Inc. proposal to make necessary repairs to Lift Stations No. 5 and 36 in the amount of \$9,676.00. Motion carried by unanimous vote.

3) Request approval to purchase one year of support from Sunstate Meter & Supply, Inc. for the meter reading equipment and software in the amount of \$3,792.00. (Attachments - Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Bivins to approve Request for approval to purchase one year of support from Sunstate Meter & Supply, Inc. for the meter reading equipment and software in the amount of \$3,792.00. Motion carried by unanimous vote.

4) Request to approve payment of Interstate Electric Services of Central Florida, Inc. invoice number 13-101 in the amount of \$29,682.06 for emergency electrical repairs on January 23, 2013 at the CR 501 Water Plant (Attachments – Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Strickland to approve payment of Interstate Electric Services of Central Florida, Inc. invoice number 13-101 in the amount of \$29,682.06 for emergency electrical repairs on January 23, 2013 at the CR 501 Water Plant. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) SP 1210-02 Alliance Coach Site Plan - Alliance Coach, Inc. seeks Site Plan approval for the construction of a Detail Center (2,500 sq. ft.), Office (1,200 sq. ft.), and Employee Pavilion (600 sq. ft.) as well as an additional eight (8) acres of impervious area in the Business Park 44 Industrial Park. The P&Z Board/Special Magistrate gave a favorable recommendation on Feb. 5, 2013 subject to approval, exemption, or permitting by all agencies of competent jurisdiction (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to accept the recommendation of the P&Z Board/Special Magistrate to approve SP 1210-02 subject to approval, exemption, or permitting by all agencies of competent jurisdiction. Motion approved by unanimous vote.

2) SP 1212-03 Kangaroo Express Store #1433 Site Plan – The Pantry, Inc. seeks Site Plan approval for construction of a 3,813 sq. ft. Kangaroo Express convenience store/gas station with twelve fueling positions (six pumps) and associated improvements on Parcel D20=013 at the NE corner of C-472 & US 301. The P&Z Board/Special Magistrate gave a favorable recommendation on Feb. 5, 2013 subject to approval, exemption, or permitting by all agencies of competent jurisdiction and that

the lighting plan be revised to mitigate off-site impacts (Attachments – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Clark to accept the recommendation of the P&Z Board/Special Magistrate to approve SP 1212-03 subject to approval, exemption, or permitting by all agencies of competent jurisdiction. Motion approved by unanimous vote.

3) Greg A. Beliveau, with LPG Urban & Regional Planners, Inc. is requesting a one year extension of the Quadventure Planned Development on behalf of his client, Quadventure LLC, per his attached letter dated January 29, 2013 due to adverse real estate market conditions (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Bivins to approve request of Greg A. Beliveau, with LPG Urban & Regional Planners, Inc. for a one year extension of the Quadventure Planned Development on behalf of his client, Quadventure LLC, per his attached letter dated January 29, 2013 due to adverse real estate market conditions. Motion carried by unanimous vote.

4) Request to rescind the Nov. 13, 2006 moratorium on installation of irrigation meters (Attachments - Staff recommends approval)

Motion by Commissioner Clark, second by Commissioner Green to rescind the Nov. 13, 2006 moratorium on installation of irrigation meters. Motion carried by unanimous vote.

4. ADJOURN

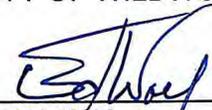
Upon a motion by Commissioner Green, second by Commissioner Strickland the meeting was adjourned.

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SEAL

ATTEST:


Joseph Jacobs, City Clerk


Ed Wolf, Mayor

IMPORTANT DATES (No Attachments)

- a. March 4, 2013 – (Monday) - **SPECIAL CALLED CITY COMMISSION WORKSHOP MEETING** to discuss the Champagne Farms Well Site – 6:00 PM – City Hall Commission Chamber
- b. March 8, 2013 – (Friday) – Gourmet Food Truck Night – 6:00 PM to 9:00 PM – City Hall Front Courtyard, Oxford & Wonders Streets
- c. March 11, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. March 16, 2013 – (Saturday) – Wildwood Rotary’s Ides of March...Madness 5k run/walk – 8:00 AM – Starts & ends at City Hall
- e. March 23, 2013 – (Saturday) – Opening Ceremonies for Wildwood Dixie Youth – 10:00 AM – Millennium Park Ball Fields
- f. March 25, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. March 30, 2013 – (Saturday) – 4th Annual Easter Eggstravaganza – 9:00 AM – Millennium Park Baseball Fields
- h. April 5 & 6, 2013 – (Friday & Saturday) – Relay for Life – Starts at 6:00 PM April 5 – Ends at 12:00 Noon on April 6 – Wildwood Community Center